

Vashon

Community Plan and Area Zoning



King County Planning Division Updated October, 1986 King County Executive Tim Hill

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ntroduced	by:	Paul	Barden
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Proposed No. 85-677

ORDINANCE NO. 7837

AN ORDINANCE relating to Comprehensive Planning; repealing Ordinances 5522, 5829 and 6721, K.C.C. 20.12.320 and Resolution No. 34212; adopting the Vashon Community Plan Update; adopting the Revised Vashon Community Plan Area Zoning; and, amending the King County Sewerage General Plan (Ordinance 4035)

PREAMBLE:

For the purpose of effective area-wide planning and regulation, the King County Council makes the following legislative findings:

- 1. The Vashon Community Plan, adopted June 15, 1981 by Ordinance 5522 and amended by Ordinance 5829, augments and amplifies the King County Comprehensive Plan. The Vashon/Maury Island Water Resources Study, completed in 1983, provides comprehensive information about the groundwater resources on Vashon Island. The study is the basis for the Vashon Community Plan Update. Since the new King County Comprehensive Plan was adopted April 15, 1985, the scope of the Update was expanded to include consistency with the Comprehensive Plan.
- 2. King County, with the assistance of the Vashon Community Plan Update Committee and general citizen input, has studied and considered alternative policies, programs and other means to provide for the orderly development of Vashon/Maury Island and has considered the social, economic and environmental impacts of the plan and area-wide zoning. King County has prepared and distributed an Environmental Impact Statement for the Vashon Community Plan and Area Zoning.
- The Vashon Community Plan Update and Area Zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. K.C.C. 20.12.320, Ordinances 5522, 5829, and 6721, and Resolution No. 34212 are hereby repealed and the following is substituted:

- A. The Vashon community plan update, together with revised local service area boundaries for sewer service, attached to Ordinance 7837 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County.
- B. The revised Vashon community plan area zoning, attached to Ordinance 7837 as

 Appendix B, as amended, is adopted as the official zoning control for that portion of unincorporated King County defined therein.
- C. Ordinance No. 4035, previously adopting the King County sewerage general plan, is hereby amended in accordance with Subsection A.

INTRODUCED AND READ for the first time this 30th day of December, 1985.

PASSED this 27th day of October, 1986.

KING COUNTY COUNCIL KING COUNTY, WASHINGTON

Audrey Gruger Chair

ATTEST:

Dorothy M. Owens
Clerk of the Council

APPROVED this 31st day of October, 1986

Tim Hill
King County Executive

Introduced by: Paul Barden

Proposed No. 86-669

ORDINANCE NO. 7870

AN ORDINANCE relating to Comprehensive Planning; amending Ordinance 7837 and amending the Revised Vashon Community Plan Area Zoning.

PREAMBLE:

The King County Council has determined that a technical error was made in Ordinance 7837 passed by the Council on October 27, 1986.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 7837 is hereby amended as follows:

- A. The Vashon community plan update, together with revised local service area boundaries for sewer service, attached to Ordinance 7837 as Appendix A, is adopted as an amplification and augmentation of the comprehensive plan for King County.
- B. The revised Vashon community plan area zoning, attached to Ordinance 7837 as

 Appendix B as amended is adopted as the official zoning control for that portion of unincorporated King County defined therein ((,-)) with the following Vashon community plan update recommended changes:

<u>1.</u>	Issue Paper #1 dated 8/13/86	From RS-9600 (pot. RM-2400) to A-R 5-P (pot. RD-3600-P).
<u>2.</u>	Issue Paper #2 dated 8/13/86	From RS-9600 (pot. RM-2400) to BR-C-P (pot. BC-P)
<u>3.</u>	Issue Paper #4 dated 8/13/86	From RS-9600 to SR (9600)-P.
<u>4.</u>	Issue Paper #5 dated 8/13/86	From RS-15,000-P to BC-P. The use of lots 29, 32 and 44 is limited to a guest inn/restaurant.
<u>5.</u>	Issue Paper #9 dated 8/13/86	From RS-9600 to BC-P
<u>6.</u>	Issue Paper #10 dated 8/13/86	From RS-9600 to BC-P.
<u>7.</u>	Issue Paper #11 dated 8/13/86	From A to A-R 5-P
<u>8.</u>	Issue Paper #12 dated 8/13/86	From RS-15,000 to BN-P. The use of lot 125 is limited to a fire station.
<u>9.</u>	Issue Paper #16 dated 8/13/86	From CG to RM-1800-P.

C. Ordinance No. 4035, previously adopting the King County sewerage general plan is hereby amended in accordance with Subsection A.

INTRODUCED AND READ for the first time this 3rd day of November, 1986.

PASSED THIS 1st day of December, 1986.

KING COUNTY COUNCIL KING COUNTY, WASHINGTON

Audrey Gruger
Chair

ATTEST:

Gerald A. Peterson

Deputy Clerk of the Council

APPROVED this 12th day of December, 1986.

Tim Hill
King County Executive

READER ASSISTANCE

This document includes the adopted text of the 1986 Vashon Community Plan, the adopted 1986 Vashon Area Zoning, technical appendices relating to the Plan and Area Zoning, a glossary of planning and technical terms, and a summary brochure of the Vashon Community Plan.

VASHON COMMUNITY PLAN

The Vashon Community Plan contains six sections. The following describes the contents of each section.

Introduction

This section briefly discusses the purposes of community planning, describes Vashon Island, outlines how and why the Plan was developed, and how it will be used.

Plan Summary

This section lists the Plan's goals, describes the Plan's land use concept and summarizes what is contained in the four major sections of the Plan (Land Use, Utilities, Transportation, Parks and Recreation).

Land Use

This section is organized into subsections: 1) Residential Development, 2) Commercial and Industrial Development, 3) Development Limitations, 4) Agriculture, 5) Historic Sites, and 6) Taxation. Each subsection begins with background information and then a series of policies printed in capital letters. Most policies are followed by a discussion explaining the policy and describing how it would be implemented. In the Residential Development, Commercial and Industrial Development, and Historic Sites subsections policies are followed by development guidelines, which are a more specific form of policy. Finally, at the end of each subsection there is a list of special recommendations which go beyond the scope of the Plan. In most cases, these are recommendations for amendments to the King County Code or for special studies.

Utilities

The Utilities section contains two sub-sections: 1) Wastewater Disposal and 2) Domestic Water. They are organized like the land use section. The policies are presented first and special recommendations are listed at the end.

Transportation

This section is organized into two major categories: 1) Policies and 2) Recommended Transportation Projects. The recommended projects are described and an implementation schedule is proposed.

Parks and Recreation

This section, like the Transportation section, is organized into two major categories: 1) Policies and 2) Recommended Park Projects. The recommended projects are described and an implementation schedule is proposed.

VASHON AREA ZONING

The Vashon Area Zoning contains three sections. The following describes the contents of each section.

Introduction

The introduction defines Area Zoning and describes its relationship to the Vashon Community Plan.

Area Zoning Highlights

This section describes the major zoning designations adopted with the 1986 Vashon Area Zoning and explains why they were recommended.

Adopted Area Zoning

This section begins with an index to the zoning maps. (See the map of Vashon Island on page 15 showing the page numbers where half-section zoning maps can be found.)

Following the index are the zoning maps, at a scale of 1" = 600'. These maps display the adopted zoning changes. An "X" through a zone category indicates the former zoning. The maps reproduced in this report are copies of the official zoning map series which is adopted as a part of this Area Zoning. The official maps are at a scale of 1" = 200" and can be reviewed at the County in the Planning Division or Building and Land Development Division.

A short description precedes each zoning map. It outlines the nature of the zone change, reasons for the change, any P-suffix conditions or development guidelines attached to the zone, and the various Vashon Community Plan and Comprehensive Plan policies that are applicable.

APPENDICES

This section contains technical and background information including a synopsis of the King County Zoning Code which gives a brief description of each zone category. It also contains a complete list of the policies from the Vashon Community Plan and selected applicable policies from the King County Comprehensive Plan. Guidelines from the Vashon Community Plan for historic sites, residential, commercial, and industrial development, historic sites, and landscaping are guidelines also presented.

GLOSSARY

This section contains descriptions of planning or other technical terms used in the Plan.

VASHON COMMUNITY PLAN SUMMARY BROCHURE

A summary brochure with maps reflecting the updated Vashon Community Plan's land use recommendations and depicting high priority capital improvement projects is folded into a pocket at the back of this document. The maps are supplemented by text describing the major components of the Plan. A resident or property owner can use this section to find out how the Plan affects his/her area.

VASHON COMMUNITY PLAN

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INTRODUCTION

BACKGROUND

On October 27, 1986, the King County Council adopted an updated community plan for Vashon Island. The updated Vashon Community Plan was developed by King County Community Planning staff and a 13-member Citizen Advisory Committee made up of local Vashon residents and a nonresident chairperson. The staff and Committee, which was appointed by the King County Council and the Executive in April of 1984, finalized the Proposed Plan in August, 1985.

The following people served on the Vashon Plan Update Committee:

Deborah Gates, Chair Dick Bain Marcia Carey Dan Chasan Doug Dolstad Ken Fulton Craig Harmeling Donna Klemka Gerald Monti Louise Rice Cliff Weidemann Pat Winterton JoAnne Young

The community planning process is King County's way of determining what policies will guide local development for the next 6 to 10 years. This process involve's citizens in identifying issues and shaping decisions regarding future development patterns and how tax dollars are spent locally. Specific community issues are also viewed in the context of broader issues such as growth management, resource preservation, and environmental protection.

Community plans include policies on land use, sewer and water service, transportation networks and park and recreation facilities. County staff and the Citizen Advisory Committee analyze citizens' concerns, existing levels of development, and natural features such as soil characteristics, surface water, fish and wildlife habitats and other resource lands. Their recommendations, when adopted by the County Council, from the basis for land use and public improvement decisions made by King County for the next 6 to 10 years.

Occassionally, community plans need to be updated before their normal 6 to 10 year cycle due to unanticipated growth or new information. The updated Vashon Community Plan is based on information not available when the original Vashon Community Plan was adopted in 1981. At that time, there was concern that ground water was limited. Therefore, a recommendation was made in the 1981 plan for a study of the Island's water resources. The Vashon/Maury Island Water Resources Study was later prepared and served as the basis of the updated Vashon Plan. The updated Plan contains new and revised policies, development conditions, special recommendations, and zoning for the Island to reflect the new information on Island ground water.

THE COMMUNITY AND ITS FUTURE

Vashon Island is forecast to grow from a community of 7,377 people in 1980 to about 8,400 people by 1990. An important purpose of this plan is to determine where that growth should occur and what supportive services and facilities, such as sewers, roads or parks, should be provided as the community develops.

Vashon Island is a rural community, unique within King County because it is an island. Its natural features include 47 miles of saltwater shoreline, much of which lies beneath steep, slide-prone slopes. From the shoreline the Island rises 300 feet to a plateau that is dotted with small bodies of water and cut by ravines and stream valleys. Most of the Island remains covered with native forests and fields.

The Island is sparsely settled, with the exception of several small communities on the plateau and bands of development along its shoreline. Most of the development is residential. The Town of Vashon, near the Island center, contains the largest concentration of commercial, industrial and residential development, followed by smaller towns and neighborhoods such as Burton, Dockton, and Vashon Heights.

Conventional septic systems are used over most of the Island. Due to poor soils or improper installation or maintenance, there is a high rate of septic system failure. In many areas the soils do not meet minimum standards for septic systems. There is one sewer system in the Town of Vashon which serves the business center and surrounding residential areas. Treated waste is discharged into Puget Sound.

The Island has one major public water district and four relatively large private water companies. Small water companies and private wells, many of which are substandard and cannot supply additional homes, serve the rest of the Island. Because the Island's water supplies are drawn from local rain-fed aquifers,² its water resources are limited. This is evident during years of low rainfall, when widespread water shortages occur.

The Island is served by State ferries and Metro buses and vans. Ferry service connects Vashon to West Seattle (Fauntleroy), Tacoma, and the Kitsap Peninsula (Southworth). Direct ferry service to downtown Seattle has been considered by the State Department of Transportation, but has thus far not been implemented.

The Island's park and recreation facilities are, by County standards, sufficient to meet the needs of Island residents. However, because of its extensive shoreline, the Island provides excellent water-related recreation opportunities that could serve regional needs. There are nine County park sites on the Island, seven of which are located on the water. Of the nine sites, three remain undeveloped. There are also several private recreation facilities.

¹ Puget Sound Council of Governments (PSCOG) forecast figures, updated in 1984, indicate a population of 8,375 by 1990, and 10,806 by the year 2000.

² An aquifer is a water-bearing layer of permeable rock, sand, or gravel.

THE PLANNING PROCESS

The community planning process has five phases. It begins with an inventory and analysis of the community and concludes with the implementation of the adopted Plan. The following describes what has occurred in the planning process, and what can be expected to occur next.

Inventory and Analysis of the Community: The major concerns, issues, and problems perceived by the community were identified through several surveys conducted in 1977. Then, an inventory and analysis of existing conditions on the Island was assembled by the King County Planning Division and published in the Vashon Community Profile, which was issued in October, 1978.

Development of Plan Alternatives: In response to community concerns expressed in public surveys, the planning staff and the Plan Committee developed a range of possible community development options. In April, 1979, three development alternatives were presented to the public in the Vashon Community Plan Concepts brochure. Each alternative represented a different pattern of growth for the Island. The brochure also described some alternatives regarding sewer and water service, the road system and transportation service, and park and recreational facilities.

During the spring of 1979, 83 neighborhood meetings and one island-wide meeting were held to discuss the community plan concepts. A public questionnaire was circulated on the major issues to be covered in the Plan. Questionnaire responses indicated that Vashon should remain rural in character with the most intensive development occurring at the Town of Vashon and other existing centers of development, such as the small towns of Burton and Dockton.

Development of the Plan: During this phase, the planning staff and the Plan Committee combined ideas and refined them. Subcommittees were formed to prepare reports on the following subjects: transportation; commercial and industrial development; parks and recreation; water; wastewater disposal; diversity (of residential development); cottage industries; family/subsistence agriculture; open space; and taxation. These reports formed the basis for most of the policy recommendations in the Draft Plan.

The Draft Plan was issued in December, 1979. Seven informal neighborhood meetings were held on the Island during November and December to review and discuss the Draft Plan. There were also two island-wide public meetings in December, one held on Vashon and one in Seattle.

Based on comments from Vashon residents and property owners, as well as public and private agencies, a number of changes were made to the Draft Plan. These revisions were reflected in the Proposed Plan which was developed and approved by the Vashon Plan Committee on May 22, 1980. The Proposed Plan and Vashon Area Zoning (a companion document that describes the zoning changes necessary to implement the Plan's land use recommendations) and a Draft Environmental Impact Statement were then published and transmitted to the King County Executive and the County Council for their review.

Adoption of the Plan: During this phase, the King County Council conducted a public hearing on the Proposed Vashon Plan and Area Zoning. All property owners were notified before the hearing, which was held in March 1981. Then, a panel comprised of King County Council members Paul Barden (Chairman), Ruby Chow, Tracy Owen and Lois North (an alternate member) met during March and May of 1981 to review the Proposed Plan and Area Zoning.

After reviewing both documents, the Council Review Panel submitted its recommendations to the full Council. The Panel advised the Council to make changes to the Proposed Plan's land use policies and recommended zoning. After making some policy and zoning changes, the full Council adopted the Proposed Plan and Area Zoning as presented to them by the Plan Committee. The adoption date was June 15th, 1981.

Vashon Update Process: The Vashon Plan Update followed a similar process. After the Citizen Advisory Committee (CAC) was appointed in April 1984, the planning staff and committee spent a number of weeks reviewing the Vashon/Maury Island Water Resources Study. Using this study as the basis of plan review, four alternative land use concepts were developed and presented for public review at a February 1985 public workshop.

Based on the response from the workshop and additional research by Citizen Advisory Committee members and planning staff, a Proposed Plan Update was developed during the Spring of 1985. The Proposed Update and Revised Area Zoning, a summary brochure and Draft Supplemental Environmental Impact Statement were transmitted to the King County Executive and County Council in December, 1985, for their review.

A public hearing was conducted in March, 1986, on the Proposed Plan Update and Revised Area Zoning. All property owners were again notified by mail before the hearing.

Next, a Council Review Panel comprised of Paul Barden (Chairman), Gary Grant, and Ron Sims met in April and August 1986 to review the Proposed Update and Area Zoning. The Panel suggested several changes to the Proposed Plan Update and submitted its recommendations to the full Council. On October 27, 1986, the full Council adopted the Plan Update as originally proposed. To correct a technical oversight, the full Council adopted an amendment to the Plan Update on December 1, 1986, which incorporated several of the Panel's recommendations accidentally left out on October 27. (See Ordinances 7837 and 7870 at the beginning of this document).

Implementation of the Plan: The adopted Vashon Community Plan is an official policy document that will be used and implemented in numerous ways during the next 6 to 10 years. The zoning changes adopted by the Council and detailed in the Vashon Area Zoning went into effect when the Plan was adopted. Other recommendations will be implemented during the life of the Plan.

The Plan will be used by the King County Executive, the County Council, the Zoning and Subdivision Examiner, and County departments to ensure that County actions are consistent with Plan policies. For example, the Plan will be used to evaluate rezone requests and major development proposals such as new subdivisions. It will also be used to evaluate requests for extending sewer and water service, and to develop future capital improvement projects for parks and roads. Although the Plan will be used primarily by King County, local, state, and federal agencies will also be urged to consider the vision of the community as described by the Plan and its policies when making decisions that involve Vashon Island.

The Plan is expected to guide decisions for 6 to 10 years, after which the Plan will be evaluated for any needed revisions. The need to consider revisions to a community plan depends upon the rate of growth that actually occurs in the community. The County will continue to monitor changes in population, employment and development activity to determine when the community plan needs to be re-evaluated.

PLAN SUMMARY

PLAN GOALS

The goals listed below were retained from the 1981 Vashon Community Plan. They were developed based on the community issues and concerns expressed in several surveys conducted on the Island in 1977 and are still seen as valid by the Vashon Update Citizen Committee.

Goals For Vashon: (Goals are not ranked in order of importance)

- a. Preserve the rural environment of Vashon Island;
- b. Provide opportunities for large and small scale agricultural activities;
- c. Make special efforts to minimize the impact of "urban type" development on the Island's environment;
- d. Preserve open space and undeveloped natural areas;
- e. Protect environmentally "sensitive" areas, such as steep slopes, landslide hazard areas, wetlands and wildlife habitats;
- f. Allow people of all ages, income levels, and lifestyles to live on Vashon:
- g. Encourage and protect the diversity of Vashon's physical environment, its neighborhoods, housing choices, and landscapes;
- h. Protect Vashon's natural resources for future generations;
- i. Minimize pressures for rapid and extensive change;
- j. Encourage and protect the "sense of community" found on Vashon Island;
- k. Maintain the sense of physical isolation and integrity of existing neighborhoods, and preserve the identity of Vashon'sneighborhoods and communities;
- 1. Encourage the self-sufficiency and independence of Vashon residents; and
- m. Provide a balanced and integrated transportation system which reflects environmental, economic and social considerations.

LAND USE

A major objective of the Plan's land use and zoning recommendations is to accommodate the forecast population while still retaining the rural character of the Island and protecting the water resource. The adopted zoning would allow more than the 1990 forecast of 8,375 people, and the year 2000 forecast of 10,806 people. Taking into account the maximum number of dwelling units allowed under the adopted zoning, existing lots, and the amount of vacant, developable land¹, approximately 13,923² additional people could live on the Island. Added to the 1980 population, this makes a total of 21,300 people.

¹ An inventory of vacant, developable land was conducted in 1980. Class III landslide hazard areas and wetlands were not included.

² This figure was obtained by estimating the number of dwelling units that could be built on vacant developable land at the maximum densities allowed under the adopted zoning. The number of units was multiplied by 2.53, Vashon's average household size according to the 1980 census, for a total of 13,923 people.

The Plan's land use and zoning designations more closely conform to the 1985 King County Comprehensive Plan and reinforce a pattern of development that has been a trend on Vashon Island. For example, additional growth is planned to occur in what are currently the Island's more settled areas: rural neighborhood centers like Burton, Dockton, and Vashon Heights. The Town of Vashon, a rural activity center, will continue to have the greatest concentration of high density single family housing, townhouses, multifamily housing, and commercial and industrial development. For the rest of the Island, where development is scattered and relatively sparse, further growth will be minimal. This includes most of the Island's upper plateau regions and along the shoreline.

Residential Development: The Plan's residential policies aim to preserve the rural environment, protect sensitive areas and domestic water resources as well as accommodate a diverse population. In order to achieve these goals the Plan directs growth to the Island's more developed regions, limits development of sensitive areas and areas that are important to Island water resources, while at the same time allowing for a range of housing types and lot sizes.

The Island's high recharge areas (identified in the Vashon/Maury Island Water Resources Study) are zoned AR-10 (rural area, 1 home per 10 acres). The AR-10 zone allows single family development at average densities of one house per 10 acres with lot clustering allowed. Through lot clustering, lots as small as 15,000 square feet could be created. At the same time, the remainder of the subdivided parcel would be left in a permanent open space tract to allow continued recharge of the aquifers.

The Island's upper plateau areas are zoned AR-5 (rural area, 1 home per 5 acres). The AR-5 zone allows single family development at average densities of one house per 5 acres with lot clustering allowed. Through lot clustering, lots as small as 15,000 square feet could be created with the remainder of the subdivided parcel left in a permanent open space tract.

The Island's shoreline and the adjacent steep, slide-prone slopes are zoned AR-2.5 (rural area, 1 home per 2.5 acres). Landslide hazard areas that occur inland and wetlands, which occur on the Island's upper plateau, are also zoned AR-2.5. The AR-2.5 zone allows single family development at average densities of one house per 2.5 acres. When property is subdivided, lot clustering is allowed in order to retain sensitive areas in open space. Through lot clustering, lots as small as 15,000 square feet could be created. At the same time, the remainder of the subdivided parcel would be left in a permanent open space tract incorporating the site's sensitive areas.

The Town of Vashon, a rural activity center, will receive the most intensive development, including multifamily housing at 12 to 32 dwelling units per acre, housing mixed with commercial development, and townhouses or detached single family development at 3 to 4 homes per acre. The Island's rural neighborhood centers of Burton, Dockton, and Vashon Heights are planned for residential development at 2 to 3 homes per acre.

Commercial and Industrial Development: Most future commercial and industrial development will be concentrated at the Town of Vashon and nearby areas where water, sewers, and other services are available. A new light manufacturing area is planned to the southwest of the town. All new manufacturing development will be required to meet special design standards such as landscaping or extended building setbacks so that the character of this area remains consistent with its rural setting.

Most future commercial expansion is planned to occur at the Town of Vashon with some expansion at Burton. Development standards similar to those described for manufacturing

uses will also be required for future commercial development. Mixed uses, such as retail and residential uses in the same building or on the same site, will be allowed at the Town of Vashon and at smaller rural neighborhood centers such as Burton, Dockton, and Vashon Heights. Additionally, smaller rural neighborhood centers at Portage, Kingsbury Beach, Tahlequah, Vashon Center, and Jack's Corner will retain their existing business/Commercial land uses.

Agriculture: In the 1981 Vashon Plan, several farms on Vashon Island qualified for development rights acquisition under King County's agricultural preservation program. The Plan supported this program by assigning compatible zoning designations. For example, all Island farm land that was eligible for purchase of development rights by King County was designated potential A (Agricultural). At the time development rights were acquired, rezones to A were initiated by King County Planning during formulation of the updated Vashon Plan in 1985. The Plan encourages commercial and small scale agriculture with policies that support rezones to A for agricultural activity.

Development Limitation Areas: The Plan protects environmentally sensitive areas and natural resources through zoning and development controls. The Plan identifies what are called Development Limitation Areas, which include land classified by the County as sensitive areas (erosion hazard areas, Class III landslide hazard areas, Class III earthquake hazard areas, wetlands, fish-bearing waters and flood hazard areas), ground water recharge areas (identified in the Vashon/Maury Island Water Resources Study), and wildlife habitats (identified in the Plan).

The AR-2.5 zoning will help to protect environmentally sensitive areas along the shoreline with low density development and by allowing lot clustering so that the sensitive features of a site are preserved in open space. The Plan also identifies significant Island wildlife habitats and recommends special guidelines for protecting them.

Historic Sites: The protection of historic sites is encouraged in the Plan and numerous Island sites are recommended for national, state and county designation.

UTILITIES

<u>Wastewater Disposal:</u> The Plan establishes a sewer Local Service Area (LSA), which outlines the area into which sewer lines may be extended. The sewer LSA identified in the Plan is centered around the Town of Vashon and includes Island Manor Nursing Home to the north. The LSA boundary would allow sewers to an area southwest of the town where light industrial development is planned. The total sewer service area should provide sufficient developable land for the residential, commercial and industrial uses that will require sewer service during the next decade. The Plan also outlines policies for future expansion of the sewer LSA, should the need arise. These policies supplement existing regulations.

Several policies in the Plan address on-site sewage disposal. For example, one policy encourages community sewage systems and other alternatives to sewers or conventional septic systems. Another recommends that a special wastewater engineering and management study be done for the Burton, Judd Creek and Quartermaster Harbor area, where failing septic systems are contributing to surface water pollution.

<u>Domestic Water:</u> Vashon Island's domestic water supplies are drawn entirely from local ground water, which will be the sole source of domestic water in the foreseeable future. Because water resources on Vashon are limited, the Plan protects ground water supplies.

One important recommendation asks that further study and follow up monitoring to the Vashon/Maury Island Water Resources Study be conducted.

TRANSPORTATION

The transportation policies emphasize reducing dependence on the private automobile. The Plan recommends increased transit service, carpools and vanpools, and a system of trails for pedestrians, bicyclists, and equestrians. It also recommends upgrading the roadway system through simple, low-cost projects aimed at improving safety.

Capital improvement projects are recommended to implement these transportation policies. Street and highway projects concentrate on safety improvements to Vashon Island Highway. High priorities in this corridor include: a left turn pocket at 103rd Avenue Southwest, a signal at Southwest 176th (Bank Road), an extension of the hill climbing lane south from 105th Avenue Southwest, and a left turn pocket at Southwest 168th or Cove Road.

Peak-hour transit service is recommended to serve the communities at Dockton and Tahlequah. Midday service to Dockton and the west side, increased service on the current route and more park-and-ride/park-and-pool lots are also recommended.

The Plan also recommends projects for bicyclists and pedestrians. The highest priority is a 5'-6' paved path along both sides of Vashon Island Highway between the north-end ferry dock and Burton.

PARKS AND RECREATION

The Plan includes several park and recreation policies. One recommends that the County acquire more Island park sites on Puget sound. Another advises that future park sites acquired to serve County-wide needs also serve the needs of Island residents.

Recommended capital improvement projects for park acquisition and development are listed in the Plan. Two park sites, with access to the Sound, were acquired during the planning process for the 1981 Plan: the Tramp Harbor dock and Spring Beach. Acquisition of these sites was based, in part, on early recommendations of the 1981 Vashon Plan Committee. Additional park acquisition projects are recommended in the Plan-including acquisition of Heyer Point, a natural salt marsh located on Puget Sound.

Recommended park development projects include providing water service to Agren Park, constructing a lid for the swimming pool at Vashon High School, installing an athletic field and renovating structures at the Nike site, developing a boat launch at the Island's north end and possibly on its west side, and developing a public trail system.

LAND USE

Vashon Island is a unique rural community within King County. It is the only island and the largest rural area in the unincorporated western areas of the county. Despite its proximity to three major cities, Seattle, Tacoma and Bremerton, the Island has developed at a slower pace than the rest of western King County. Its dependence on ferry service has been a major factor in keeping Vashon rural. Other factors that have restricted its growth are limited water supplies and poor soils for on-site wastewater systems. 2

Unless circumstances change on Vashon Island, these natural barriers to growth--physical isolation, limited water supplies, and poor soils for septic systems--are expected to continue to slow its development. The Island is forecast to grow from 7,377 people in 1980 to about 8,400 by 1990 and about 10,800 by the year 2000. This is a moderate rate of growth relative to what is expected in other parts of western King County.

A primary aim of the Community Plan is to retain the current rural character and way of life on Vashon Island, and at the same time, to accommodate forecast growth. Due to the Island's current low level of development and the low growth rates forecast, it is possible for both to happen.

V-13 ALL OF VASHON IS RECOGNIZED IN THIS PLAN AS A RURAL AREA.

The Community Plan's policies were formulated within the context of what is considered appropriate for rural areas. Policy V-1 is a statement of intent to recognize and plan development of Vashon Island as a rural area. This policy is consistent with the 1985 King County Comprehensive Plan.

Vashon Island has been designated as a rural area in the 1985 King County Comprehensive Plan. The Town of Vashon is shown as a rural activity center. Vashon Island was included in the rural area category because of its rural character, relatively low population and employment densities, lack of urban services, physical isolation, agricultural uses, and its limited domestic water resources.

While accessibility is an obvious factor which tends to limit the people who choose to live on Vashon, the Island's water resources are a more subtle growth deterrent. Balancing growth with the availability of uncontaminated water supplies became an important factor in planning for the Island's future. Similar to other islands in Puget Sound, Vashon has had a history of water supply problems. All domestic water supplies are drawn from island ground water; no water is piped to the Island. In the past, water shortages have occurred during years of low rainfall. Because water resources are timited in quantity it is especially important to protect Vashon's water supplies from possible impacts of too much development. Such impacts could include ground water depletion and contamination which might be irreversible. The Vashon/Maury Island Water Resources Study found that the Island's water quality has declined over the last fifteen years. The most likely sources of contamination are septic tank effluent, fertilizers and animal wastes. Some areas are also showing indications of saltwater intrusion into freshwater aquifers from excessive well withdrawals near the shoreline.

In many areas, Island soils can not support septic wastewater disposal systems. This is documented in the Vashon Community Profile. By assigning low density residential development over much of the Island, the Plan is consistent with soils and ground water limitations while continuing to maintain the low density rural appearance.

³ Policies in this plan are numbered V-1, V-2 etc. V stands for Vashon.

- V-2 MOST OF VASHON SHALL REMAIN AT LOW RESIDENTIAL DENSITIES IN ORDER TO MAINTAIN THE ISLAND'S CURRENT RURAL LEVEL OF DEVELOPMENT. TO ACCOMMODATE FUTURE GROWTH, SOME OF THE ISLAND'S EXISTING TOWN CENTERS AND NEIGHBORHOODS ARE PLANNED FOR ADDITIONAL RESIDENTIAL GROWTH. THE TOWN OF VASHON IS PLANNED FOR THE MOST INTENSIVE RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT.
- V-3 ALL LAND USE POLICIES AND REGULATIONS FOR VASHON SHALL REFLECT THE OVERRRIDING IMPORTANCE OF THE FACT THAT THE WHOLE ISLAND IS THE RECHARGE AREA FOR A SOLE-SOURCE AQUIFER. ALL OF VASHON ISLAND SHALL THEREFORE BE CONSIDERED A GROUND WATER RECHARGE AREA. WITHIN THE ISLAND, BASED LARGELY ON SOIL TYPES, THERE ARE AREAS OF RELATIVELY HIGH, MEDIUM, AND LOW RECHARGE POTENTIAL. AREAS OF HIGHER RECHARGE POTENTIAL SHOULD RECEIVE EXTRA PROTECTION.

These policies outline basic elements of the Community Plan's development concept. The following land use sections of the Plan include policies which further define the concept.

SPECIAL RECOMMENDATION

1. ALL DEVELOPMENT AND MAINTENANCE OF PUBLIC LANDS AND PROJECTS FUNDED BY COMMUNITY DEVELOPMENT BLOCK GRANTS SHOULD BE MODEL EXAMPLES OF PROTECTION OF THE GROUND WATER RESOURCE, INCLUDING, BUT NOT LIMITED TO, INFILTRATION TECHNIQUES, WATER USE CONSERVATION, AND POLLUTION ABATEMENT.

Management of publicly owned lands provides an opportunity to demonstrate how resource protection practices are in concert with adopted County policies. It was the feeling of the Citizen's Advisory Committee that such present practices employed on the Island should continue wherever possible. For example, road drainage on Vashon Island is predominantly natural channels or grass lined ditches and cutting is the typical method of roadside weed control.

Other practices may be necessary from time to time to protect the public health, safety, interest. The intent of this recommendation is not meant to preclude any practices other than the examples cited, only to encourage those that protect the ground water resource.

RESIDENTIAL DEVELOPMENT

Although much of Vashon Island remains undeveloped, residential uses occupy more land than any other type of development. Because most of the Island will continue to be planned for residential uses, the Plan's residential policies will substantially effect its future development. The policies contained in this section are intended to guide zoning and other decisions affecting the location, density, and physical design of residential development. Residential policies are based on the Plan's goals, the 1985 Comprehensive Plan, public response to the Community Plan Concepts and the Draft Plan, and the Diversity Subcommittee's recommendations. 1

The Community Plan is designed to accommodate the ten and twenty year projected population growth on Vashon Island. According to population forecasts by the Puget Sound Council of Governments (PSCOG), Vashon Island will grow from 7,377 people in 1980 to about 8,400 people in 1990 and about 10,800 people in the year 2000.² The adopted residential policies and zoning would allow the Island to absorb up to 13,923 more people³ if all of the buildable lots were developed.

The Community Plan provides for more growth than is forecast. At the same time it recommends an overall reduction in potential residential densities from what was allowed under the previous zoning. Because it still provides amply for forecast growth, the Community Plan will not limit the number of people who might move to the Island. However, it will influence the pattern of future residential development.

V-4 A VARIETY OF RESIDENTIAL LOT SIZES AND HOUSING TYPES SHOULD BE ENCOURAGED ON THE ISLAND.

The Community Plan encourages development of Vashon Island as a rural community where a variety of people can afford to live. Residential policies and the zoning recommended to implement them balance maintaining low densities to preserve Vashon's rural character, with promoting a diversity of lot sizes and housing types. Affordable housing for lower income citizens and the elderly is encouraged (see Policy V-12).

The adopted residential zoning for Vashon Island which is detailed in the Area Zoning permits a variety of lot sizes and development types, including: single family housing on lots ranging from 9600 square feet to 10 acres; townhouses; planned unit developments; multifamily housing at densities of 12 to 36 units per acre; and, mixed use developments where residences and businesses are in the same or adjacent structures.

¹ The Diversity Subcommittee, made up of 1981 Vashon Plan Committee members and community volunteers, submitted recommendations for residential policies which were considered by the full Plan Committee.

Puget Sound Council of Governments (PSCOG) forecast figures, updated in 1984, indicate a population of 8,375 by 1990, and 10,806 by the year 2000.

This figure was obtained by estimating the number of dwelling units that could be built on vacant developable land at the maximum densities allowed under the adopted zoning. (An inventory of vacant, developable land was conducted in 1980. Class III landslide hazard areas and wetlands were not included). The number of units was multiplied by 2.53, Vashon's average household size in 1980 according to the 1980 census, for a total of 13.923 people.

V-5 MOST OF THE ISLAND'S UPPER PLATEAU AREAS ARE PLANNED FOR LOW RESIDENTIAL DENSITIES.

The Community Plan recommends that the upland plateau areas of the Island be planned for low residential densities for several reasons. This policy is consistent with the current level of development on the Island's upper plateau. At present, densities are low with most lots being over five acres in size. The Island's major agricultural uses and small farms occur in these areas. Allowing higher densities might discourage farming. Also, there are minimal development support services in these areas. Water sources are widely scattered and, except for the area around the Town of Vashon, there is no sewer service.

Another important reason for retaining the upper plateau areas in low densities is to protect the Island's ground water resources. Vashon Island's water resources are drawn from local ground water which is replenished solely by rainfall. The quality and quantity of these resources may be threatened by development of the upper plateau because this is the recharge area for the Island's ground water supplies. Extensive plateau development could have a negative effect in two ways: increased impervious surfaces (roofs, driveways, patios, etc.) could reduce the amount of recharge water filtering into the ground; and substantial amounts of septic system effluent discharged into the soil could pollute the ground water supply. To limit the potential impacts of residential development on the ground water resources, densities have been limited to 1 home/5 acres except for high recharge areas which are limited to 1 home/10 acres.

Sensitive areas are defined by County Ordinance (#4365) as lands subject to natural hazards and lands which support unique, fragile, or valuable natural features. Among the most environmentally sensitive areas are Class III landslide hazard areas and wetlands. 1

Vashon Island has extensive Class III landslide hazard areas. Most of the hazard areas occur along the Islands shoreline or along the sides of inland ravines. The Island also has several wetlands, most of which occur on the upper plateau areas.

The Island's sensitive areas are planned for clustered development at a maximum average density of one dwelling unit per 2.5 acres. The zone which implements this is AR-2.5. 2.5 acre clustered development allows the grouping of lots as small as 15,000 square feet on the developable portions of a site. At the same time, the fragile or hazardous areas of the site would be left undeveloped. This means that overall development of the site could occur at average densities of one house per 2.5 acres while the actual lot sizes would be smaller as part of the site will not be developed. Thus, lot clustering can provide development flexibility while protecting sensitive areas. Also, the low densities proposed in sensitive areas are consistent with County policies that restrict density in areas with natural constraints.²

In accordance with King County Sensitive Areas Ordinance #4365 and Chapter 21.54 of the King County Code, in order to develop in a wetland or Class III landslide hazard area the developer is responsible for submitting a special report to the County. The report should assess the possible negative impacts of the proposed development and recommend mitigating measures. After the report has been reviewed, the County may deny development or require that special mitigating measures be undertaken as conditions for approval. (Official maps of designated sensitive areas are published in the Senstive Areas Map Folio and are available at the King County Division of Building and Land Development).

² See Comprehensive Plan policies on steep slopes and wetlands, policies in the Residential Development and Environmental and Open Space sections.

Rural Activity Centers and Rural Neighborhood Centers

V-8 SOME OF THE ISLAND'S EXISTING TOWNS AND NEIGHBORHOODS ARE PLANNED FOR ADDITIONAL RESIDENTIAL DEVELOPMENT TO ACCOMMODATE FUTURE GROWTH AND TO CONTINUE THE DEVELOPMENT OF THESE AREAS AS DISTINCT COMMUNITIES. NEW RESIDENTIAL DEVELOPMENT SHOULD BE COMPATIBLE WITH THE EXISTING DENSITY AND CHARACTER OF THESE COMMUNITIES, AND PRESERVE THE QUALITY AND QUANTITY OF ISLAND GROUND WATER.

There are small towns and neighborhoods on the Island which are already platted in small lots and developed at higher densities than other parts of the Island. These areas should be planned for residential development at higher densities than will occur on the Island's upper plateau and along most of its shoreline.

The most intensive residential development should be concentrated at the Town of Vashon, a rural activity center, where utilities and public services are available to serve a large population. Other rural neighborhood centers that are planned for more residential growth are Vashon Heights, Burton and Dockton.

In planning for new residential development in these areas, their existing density and character has been considered. For example, Vashon Heights, Dockton, and Burton, which are moderately dense single family communities, are planned for single family development at 2 to 3 houses per acre. Because sewers are available at the Town of Vashon and the level of development there is more intensive than in other areas, maximum single family densities of 3 to 4 houses per acre are planned. Future multifamily housing, the majority of which currently exists at the Town of Vashon, will continue to be limited to the sewered areas of the town. Mixed uses, which existed in the past in almost all Island business areas, are planned around the business core at the Town of Vashon and in the rural neighborhood centers of Burton, Dockton, and Vashon Heights.

V-9 BURTON, DOCKTON AND VASHON HEIGHTS ARE PLANNED FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT AT DENSITIES WHICH DO NOT REQUIRE SEWERS. (LESS THAN THREE HOUSES PER ACRE).

Under current County regulations, development at densities of 3 houses or more per acre requires sewers. In order to allow the maximum residential development possible without sewers, the Burton, Dockton and Vashon Heights areas should be zoned RS-15,000 (Single Family Residential; 15,000 square feet minimum lot size). The RS-15,000 zone permits 2-3 houses per acre, which is the maximum level of development possible with on-site wastewater disposal methods. A higher level of development would change the existing character of these areas and would be costly to support because sewer systems would have to be developed.

Although a substantial amount of land division and development has occurred at these three locations, an inventory of vacant land indicates there is substantial room for more development. (See Vacant Unconstrained Lands, page 48, Vashon Community Profile.) In addition, all three areas are served by Class 1 water systems² and by public transportation, both important development support services.

The following is an approximation of densities in 1978: 1) Vashon Heights - .5 houses per acre, 2) Burton - 1.0 house per acre 3) Dockton - .3 houses per acre.

² The Plan encourages intensive development where Class I water service is available (see Policy V-58).

V-10 IN ORDER TO FULLY UTILIZE EXISTING SERVICES INCLUDING SEWERS, CLASS I WATER, PUBLIC TRANSPORTATION AND SHOPPING, THE TOWN OF VASHON IS PLANNED FOR INTENSIVE RESIDENTIAL DEVELOPMENT. THIS WOULD OCCUR IMMEDIATELY ADJACENT TO THE BUSINESS CENTER AND EXTEND TO THE LIMITS OF THE SEWER LOCAL SERVICE AREA.

The Community Plan recommends that areas lying within the sewer local service area to the south and west of town be zoned RS-9600. The RS-9600 zone permits three to four houses per acre, the minimum lot size being 9600 square feet. This is the maximum density considered to be consistent with the existing character and density of single family development at the Town of Vashon.

To minimize traffic hazards resulting from too many access roads along Vashon Island Highway and 176th Southwest, a special condition is placed on properties which front along the two roads. It requires that property be subdivided such that one access road or neighborhood collector serve all lots within the the propety. (This condition is listed under the Guidelines for Residential Development at the Town of Vashon at the end of this section.)

V-11 IN ADDITION TO AREAS ZONED FOR MULTIFAMILY DEVELOPMENT PRIOR TO ADOPTION OF THIS PLAN, NEW AREAS OF MULTIFAMILY DEVELOPMENT ARE PLANNED WITHIN THE SEWER LOCAL SERVICE AREA (LSA) AT THE TOWN OF VASHON. WHERE PROPERTIES ARE AT LEAST 660 FEET FROM VASHON ISLAND HIGHWAY AND ARE ADJACENT TO AREAS PLANNED FOR MANUFACTURING PARK USES, MULTIFAMILY DEVELOPMENT SHOULD OCCUR AT DENSITIES OF 18 UNITS PER ACRE. ALL OTHER AREAS ARE PLANNED FOR MULTIFAMILY DEVELOPMENT AT DENSITIES UP TO 12 DWELLING UNITS PER ACRE.

All multifamily development is to be concentrated at the Town of Vashon where there are sewers, public district water service, public transportation, and a full range of businesses. This encourages the use of existing services and will help to minimize the costs of extensions or development of new services. Encouraging multifamily housing to occur near existing development is compatible with the Plan's goal to minimize the impacts of urban development.

There were 112 multifamily dwelling units on the Island in 1978. In the past ten years, an average of about 5 multifamily units have been built each year. According to the <u>Supply and Demand Study</u> published in 1979 by the Growth Management section of King County's Planning Division, there will be a demand for 249 additional multifamily dwelling units on Vashon by 1990. Reflecting County-wide trends, multifamily development is expected to increase on the Island to about 25 units a year.

Based on a 1980 survey of vacant land, approximately 276 multifamily dwelling units could be accommodated in existing multifamily zoned areas at the Town of Vashon. The Community Plan retains all of the multifamily zoning surveyed in 1980 and adds two parcels. Including these properties, land with outright multifamily zoning at Vashon could accommodate about 336 dwelling units.

The Community Plan also sets aside areas for potential multifamily development northeast and west of town. These areas should be zoned RS-9600, potential RD-3600. Together they encompass about 115 acres of vacant land and could accommodate approximately 1600 additional multifamily dwelling units.

Future rezones to RD-3600 would be allowed in areas zoned for potential multifamily use, if consistent with the guidelines for multifamily development listed at the end of this section. The reason for restricting densities to 12 and 18 dwelling units per acre is to maintain a level of development that is in keeping with the scale and character of a rural town.¹

Elderly and Low/Moderate Income Housing

V-12 MULTIFAMILY REZONES FOR ELDERLY HOUSING PROJECTS AT DENSITIES UP TO 24 DWELLING UNITS PER ACRE SHOULD BE ALLOWED AT THE TOWN OF VASHON PROVIDED THEY MEET OTHER APPLICABLE COMMUNITY PLAN AND COUNTY POLICIES. THESE REZONES SHOULD BE CONDITIONED UPON HUD (U.S. HOUSING AND URBAN DEVELOPMENT), FARMER'S HOME ADMINISTRATION OR OTHER GOVERNMENT AGENCY APPROVAL OR THEY SHOULD BE FOR GOVERNMENT SPONSORED PROJECTS.

This policy would encourage the provision of low income elderly housing on Vashon by allowing up to 24 dwelling units per acre which is twice the density allowed for other multifamily development (12 dwelling units per acre). This policy is consistent with the King County Housing Assistance Plan which encourages the provision of affordable housing for low income families and the elderly. It also meets the Plan's goals to allow people of all ages, income levels, and lifestyles to live on Vashon and to encourage and protect the diversity of Vashon's neighborhoods and housing choices.

Rezones for elderly housing projects which are not conditional upon a specific governmental approval (such as HUD or Farmer's Home Administration) should be reviewed for conformance with the County Housing Assistance Plan. Elderly housing should be limited to areas designated for residential development² where sewers, Class 1 water service, public transit and shopping services are adequate. These criteria are similar to those for acceptable locations of new family and elderly assisted housing in the County Housing Assistance Plan. These rezones would also be subject to the Guidelines for Residential Development at the Town of Vashon listed at the end of this section. The 12 dwelling unit per acre density limitation would be waived to allow up to RM-1800 for low income elderly housing projects.

V-13 MULTIFAMILY REZONES FOR LOW/MODERATE INCOME FAMILY HOUSING PROJECTS AT DENSITIES UP TO 18 DWELLING UNITS PER ACRE SHOULD BE ALLOWED AT THE TOWN OF VASHON PROVIDED THEY MEET OTHER APPLICABLE COMMUNITY PLAN AND COUNTY POLICIES. THESE REZONES SHOULD BE CONDITIONED UPON HUD, FARMER'S HOME ADMINSTRATION OR OTHER GOVERNMENT AGENCY APPROVAL OR THEY SHOULD BE FOR GOVERNMENT SPONSORED PROJECTS.

¹ Public comment at neighborhood meetings and majority opinion on the Plan Concepts Questionnaire indicated 12 dwelling units per acre was an appropriate maximum density for Vashon. Eighty-one percent of those who answered the questionnaire supported 12 dwelling units per acre.

² This could include areas zoned for single family, multifamily, or mixed business and residential use,

Allowing rezones to the maximum density in the RM-2400 zone (18 dwelling units per acre) will help to encourage low/moderate income family housing projects on Vashon Island. Eighteen dwelling units per acre is considered to be a density at which such projects would be economically feasible.

Multifamily rezones which are not conditioned upon a specific governmental approval (such as HUD or Farmer's Home Administration) should be reviewed for conformance with the County Housing Assistance Plan. These projects should be limited to areas planned for residential development where sewers and other services are adequate.

V-14 SINGLE FAMILY REZONES FOR MODERATE INCOME HOUSING PROJECTS AT DENSITIES UP TO 9 DWELLING UNITS PER ACRE SHOULD BE ALLOWED AT THE TOWN OF VASHON PROVIDED THEY MEET OTHER APPLICABLE COMMUNITY PLAN AND COUNTY POLICIES. THESE REZONES SHOULD BE CONDITIONED UPON HUD, FARMERS HOME ADMINISTRATION, FHA, VETERAN'S HOME ADMINISTRATION OR OTHER GOVERNMENT AGENCY APPROVAL OR THEY SHOULD BE FOR GOVERNMENT SPONSORED PROJECTS.

This policy encourages moderate income housing projects at the Town of Vashon by allowing rezones to a higher density than is otherwise provided in the Plan and Area Zoning. Rezones to RS-7200 or RS-5000 (5 to 8 units per acre) should be allowed for moderate income government-assisted housing projects. These projects should be limited to areas planned for single family development (RS-9600) where sewers and other services are available. Rezones for moderate income housing projects which are not conditioned upon a specific governmental approval (such as HUD, Farmer's Home Administration, FHA, or Veteran's Administration) should be reviewed for conformance with the King County Housing Assistance Plan.

Guidelines For Residential Development at the Town of Vashon

The following guidelines supplement existing County standards for residential development. These additional guidelines are to be used by the County when evaluating residential development permits within the Vashon sewer local service area.

Future multifamily building permits, rezones, subdivisions, and short subdivisions are subject to the following guidelines:

- Class 1 water service shall be provided and shall be adequate to serve the proposed development without reducing service to existing customers below minimum State and County standards. (See Policy V-60.)
- Multifamily density shall be limited to 12 dwelling units per acre in all multifamily rezones except rezones for elderly housing projects or low/moderate income housing. See policies V-12, V-13 and V-14 about low/moderate income family and elderly housing.
- To minimize the visual impacts of multifamily housing along the Island's public roads, parking areas or outside storage facilities shall not be allowed within the required road setback.

¹ This could include areas planned for single family, multifamily or mixed business and residential use.

Any rezone that does not meet all of the above criteria should be considered inconsistent with the Community Plan.

SPECIAL RECOMMENDATIONS

1. KING COUNTY SHOULD REVIEW ALL SHORT PLAT APPLICATIONS ON VASHON ISLAND FOR CONFORMANCE WITH POLICIES IN THIS PLAN. SHORT PLATS SHOULD BE DENIED IF THEY ARE INCONSISTENT WITH THIS PLAN OR CONDITIONS SHOULD BE REQUIRED TO INSURE THAT SHORT PLATS ARE CONSISTENT WITH POLICIES IN THE COMMUNITY PLAN.

In King County, short plats are processed by the Building and Land Development Division (BALD). Currently, BALD is required to review short plats for conformance with Community Plans. On Vashon Island, similar to other rural areas, most land division occurs through short platting. Therefore, it is especially important that the Vashon Community Plan be used in determining whether to approve proposed short plats and in establishing the conditions of approval.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The policies in this section are intended to guide zoning and other decisions affecting the location, density and physical design of future commercial and industrial development on Vashon Island. These policies are based on the recommendations of the Commercial and Industrial subcommittee composed of representatives from Vashon's business community and Plan Committee members¹.

The following Plan goals were important guidelines in developing policies for commercial and industrial land uses: 1) make special efforts to minimize the impacts of "urban type" development on the Island's environment; 2) minimize pressures for rapid and extensive change; and 3) encourage the self-sufficiency and independence of Vashon residents.

These goals are reflected in the Plan. For example, the impacts of "urban type" development will be minimized by landscaping and building setback requirements listed under the commercial and industrial development guidelines. Pressures for rapid and intensive change will be minimized by Plan policies to encourage the expansion of commercial and industrial development at the Town of Vashon, thereby relieving pressures for such development on the rest of the Island. The self-sufficiency and independence of Vashon residents is supported by Plan policies to allow cottage industries in low density residential areas.

- V-16 INTENSIVE COMMMERCIAL AND INDUSTRIAL LAND USES SHOULD BE CONCENTRATED AT THE TOWN OF VASHON AND NEARBY AREAS WHERE WATER, WASTEWATER DISPOSAL AND TRANSIT SERVICES ARE AVAILABLE AND ADEQUATE.
- V-17 SMALL COMMERCIAL CENTERS ARE RECOGNIZED AS FOCAL POINTS FOR VASHON'S COMMUNITIES AND NEIGHBORHOODS. THESE CENTERS ARE TO BE MAINTAINED AT THEIR CURRENT SIZE EXCEPT THAT A LIMITED EXPANSION OF THE BURTON BUSINESS AREA MAY OCCUR DURING THE LIFE OF THE COMMUNITY PLAN.

The Island's existing town centers are proposed for intensive land uses. In addition to higher density residential development these uses include commercial and industrial development. The greatest concentration of intensive uses is planned at the Town of Vashon. There are also a number of small commercial centers located elsewhere on the Island. The Plan would maintain these business areas but not encourage them to expand substantially.

In making their recommendations, the subcommittee analyzed the following factors: 1) existing and potential commercial and industrial zoning on the Island; 2) existing uses and developed land in these areas; 3) present and anticipated demand for commercial and industrial space., 4) available utilities and their potential extension; 5) existing developed roads and County-owned undeveloped rights-of-way; and 6) public opinion as expressed at neighborhood meetings and in the Plan Concepts Questionnaires. The majority of questionnaire respondents supported mixed retail and residential uses and small-scale retail business growth in town centers; clustering future industries away from the highway and requiring them to be landscaped or screened from nearby houses; and allowing small businesses, like cottage industries and home occupations, to be located in areas planned for residential uses.

COMMERCIAL DEVELOPMENT

V-18 THE TOWN OF VASHON SHOULD CONTINUE TO BE THE MAJOR COMMERCIAL BUSINESS CENTER ON VASHON ISLAND.

The Plan concentrates the Island's commercial uses at the Town of Vashon. Besides being the Island's major commercial center, the town has the necessary services to support further commercial development. It is served by sewers, Class 1 water service and public transit.

The future business area should include the existing business zoning (B-C, Community Business, and CG, General Commercial), and areas zoned for potential commercial uses. The B-C zoning in Vashon consists of 18.9 acres, the C-G zoning totals 13.7 acres, and there are approximately 32 acres of potential commercial zoning.

Two small parcels in the Town of Vashon were granted BC zoning; a third parcel in the town was granted mixed business and residential zoning (BR-C). All three zoning changes were based on individual citizen requests. No additional business zoning was designated because about one third of the existing business zoned land remains undeveloped. Also, areas of potential BC and BR-C zoning should provide more area for business uses if there is a need.¹

V-19 MIXED BUSINESS AND RESIDENTIAL USES ARE PLANNED IN THE TOWN OF VASHON AND SURROUNDING THE EXISTING BUSINESS CENTER.

Mixed residential and business uses, where dwelling units are in the same building or on the same site, were common on Vashon Island in the past. However, more recent zoning banned mixed uses. Now, Islanders want to encourage this kind of development. Allowing apartments in conjunction with a commercial development would also provide additional space for multifamily development while increasing the potential income developers could earn from having two uses on the property instead of just one.

¹ Commercial forecasts in the Vashon Community Profile estimate that potential sales volume on the Island will support 21.4 acres of commercial uses in 1990 and 24.7 acres by the year 2000. Based on these figures, the demand for commercial land could be entirely absorbed by the 32.6 acres currently zoned for commercial uses at the Town of Vashon--not including the 43.5 acres of potential mixed com mercial and residential zoning. However, the estimated potential sales volume for Vashon does not reflect the fact that Vashon is an island. While the fore casts provide a measure for evaluating whether or not commercial demand will be met by the Plan, it should be recognized that because Vashon is an island, it will support more business zoning than most communities of its size, income distribution, and distance from urban markets.

Seventy-five percent of the Community Plan Concepts Questionnaire respondents supported mixed business and residential uses. Islanders feel that apartment residents should be within walking distance of businesses and shopkeepers should be permitted to live above their stores.

Two zone classifications permit mixed business and residential uses: BR-C (mixed business and residential, community scale) and BR-N (mixed business and residential, neighborhood scale). The BR-C zone allows densities up to 48 dwelling units per acre, except that those providing significant improvements may increase the density to 96 units per acre. The BR-N zone allows up to 18 dwelling units per acre. In the BR-C zone, every retail use must be combined with either business and professional office uses or multifamily dwellings in the same structure or in the same site.

The Town of Vashon's retail core and the immediately surrounding areas, (with the exception of potential C-G areas), is planned for mixed business and residential use, community scale (BR-C). Potential mixed business and residential zoning (BR-C) would also be applied to areas now zoned B-C to allow rezones for mixed use projects. A P-suffix would be used in the BR-C zone to limit multifamily densities to 12 dwelling units per acre, consistent with Policy V-11.

V-20 NEIGHBORHOOD BUSINESS AREAS ON VASHON ISLAND SHOULD ALLOW FOR A MIX OF RETAIL AND RESIDENTIAL USES.

All neighborhood business areas on Vashon should be zoned for mixed business and residential use, neighborhood scale (BR-N). (See the discussion under V-19 above.) The BR-N zone allows either business and professional office uses alone and also permits mixed use projects. Residential uses are not permitted as separate projects. At town centers which are not authorized for sewer service, a P-suffix would be used to limit residential densities to less than three dwelling units per acre. (See the Wastewater Disposal section for further discussion under Policy V-45.)

V-21 A LIMITED NEIGHBORHOOD BUSINESS AREA SHOULD BE ESTABLISHED AT VALLEY CENTER.

Valley Center (located at Vashon Highway and SW 204th St.) has developed as a business area, although some properties were zoned for manufacturing. In order to recognize the existing business uses and encourage its continued development as a small community retail center, the area is planned and zoned for mixed business and residential uses. The designation of the BR-N (mixed business and residential, neighborhood scale) zone in this area is consistent with Policy V-20 above.

V-22 A SMALL EXPANSION OF THE BUSINESS DISTRICT AT BURTON SHOULD BE ALLOWED DURING THE SIX TO TEN YEAR LIFE OF THE PLAN, SUBJECT TO CRITERIA ESTABLISHED IN THIS PLAN.

Prior to adoption of the 1981 Plan, there were approximately 3 acres of business zoning (B-N and C-G) at Burton; one acre was undeveloped. As in other neighborhood business areas, BR-N (mixed business and residential zoning) has been assigned to areas previously zoned B-N. Although no additional neighborhood business zoning is deemed necessary at this time, Burton is planned as the second major commercial center on the Island, following the Town of Vashon.¹

The Plan proposes that up to 2 acres contiguous with Burton's business district could be rezoned to BR-N-P subject to development guidelines at the end of this section.

¹ Fifty-eight percent of the Plan Concepts Questionnaire respondents wanted to see some further commercial development in Burton.

V-23 EXISTING NEIGHBORHOOD GROCERY STORES AND SMALL NODES OF BUSINESS ARE RECOGNIZED AS A VIABLE PART OF THE IDENTITY OF NEIGHBORHOODS ON VASHON ISLAND. THESE AREAS INCLUDE: DOCKTON, TAHLEQUAH, PORTAGE, HEIGHTS DOCK, MAURY ISLAND SERVICE STATION, VASHON CENTER, AND JACK'S CORNER. THE EXISTING SMALL-SCALE AND NEIGHBORHOOD CHARACTER OF BUSINESS USES AT THESE LOCATIONS SHOULD BE MAINTAINED.

Existing neighborhood business areas are found at Dockton, Tahlequah, Portage, Heights Dock and part of Jack's Corner. No expansion of the business zoning is planned at these locations. However, consistent with Policy V-20, they are zoned BR-N to allow business and residential uses on the same site or in the same building.

Guidelines for Commercial Development

The following guidelines supplement existing County standards for commercial development. They are to be used by the County when evaluating commercial rezone requests or development permits at the Town of Vashon and Burton.

Town of Vashon

Future commercial building permits and commercial rezones within the areas designated potential BR-C or C-G should be subject to the following criteria:

- Sites rezoned for commercial uses during the life of the Plan should be developed for those uses. In order to ensure that sites are developed in a reasonably expeditious manner, conditional rezones should be required. This would be implemented through the use of a P-suffix. As part of the P-suffix conditions, the zoning would become effective only if site plans were approved within a designated time period set by the County Council at the time of reclassification.
- In addition to meeting the existing King County water and fire flow requirements, Class 1 water service should be provided and should be adequate to handle the proposed development without reducing service to existing customers below minimum State and County standards. (See Policy V-60.)
- 3. When providing transportation access to the site, access points along the Vashon Highway and 176th Avenue SW should be consolidated and limited in number.

Any rezone that does not meet all of the above criteria should be considered inconsistent with the Community Plan.

Burton (See Policy V-22 above)

A total area of up to 2 acres contiguous with Burton's business district could be rezoned to BR-N-P, if and only if, all of the following criteria are met:

1. Sites rezoned for commercial use at Burton during the life of the Community Plan should be developed for those uses. In order to ensure that sites are developed in a reasonably expeditious manner, conditional rezones should be required. (See discussion under Commercial Guidelines, Town of Vashon #1.)

- 2. A wastewater disposal system which meets the Health Department's approval would be required. The wastewater disposal system could be either (a) an acceptable community or alternative septic system or (b) approval of individual septic systems. Residential densities should be limited to less than three housing units per acre through a P-suffix. This is the maximum density allowed without public sewer service according to County policy (Comprehensive Plan, Policy R-311).
- 3. Class 1 water service should be provided and should be adequate to serve the proposed development without reducing service to current customers below minimum State and County standards. (See Policy V-60.)
- 4. Consistency with the existing character of development should be considered, particularly if Burton is designated as an historic district. A Burton Historic District is proposed in the King County Historic Sites Survey. This Plan also recommends nominating the Burton Historic District to the State and possibly to the National Register of Historic Places. See Historic Sites section for further discussion.

Any rezone that does not meet all of the above criteria should be considered inconsistent with the Community Plan.

INDUSTRIAL DEVELOPMENT

A brief description of the supply and demand for industrial land on Vashon Island is presented to provide a background for the following industrial policies.

In 1978, there were approximately 44.1 acres of Manufacturing Park (M-P) and Light Manufacturing (M-L) zoned land on Vashon Island. Out of this 44.1 acres, 18.5 acres were developed and 25.6 were undeveloped. Approximately 40 acres were zoned potential M-L.

In 1980, a maximum of approximately 1000 industrial workers were employed on Vashon Island, including off-Islanders who commute to K-2. (A 1979 Beachcomber Survey estimated total on-Island employment including farming and services at 1,185.) According to the standards for industrial land published by the Urban Land Institute (ULI), light industry and industrial park worker/area ratios range from 16-28 employees per acre. Using this standard, between 36 and 63 areas would be needed for industrial uses employing 1000 people.

It should be noted that industrial standards developed for urban areas might not be applicable to the unique conditions of a rural island environment. One of the major requirements for industrial land is convenient access to good transportation facilities. Since Vashon is dependent on ferry service, it may be costly to import resources and to export products. The demand for industrial land may be less on Vashon Island than in other more accessible areas.

Based on the standards discussed above and the Island's physical isolation, a maximum of 60 acres would be adequate to meet the industrial land use needs during the six to ten year life of the Plan. This 60 acres maximum might be high considering that less than half the land zoned for manufacturing uses in 1980 (less than 20 acres) was developed.

Because a majority of the industrially zoned land is undeveloped, the Plan allows very limited new manufacturing zoning. However, a substantial amount of land - about 100 acres - is planned for potential manufacturing zoning. This area will provide ample capacity for future industrial growth. Rezones will be limited to the M-P (Manufacturing Park) zone and will be subject to development guidelines in order to accommodate industrial growth in a way that is not detrimental to Vashon's rural character.

V-24 FUTURE INDUSTRIAL DEVELOPMENT ON VASHON ISLAND SHOULD BE CLUSTERED SOUTH AND WEST OF THE TOWN OF VASHON AND NEAR EXISTING MANUFACTURING USES.

The area planned for future industrial development is shown on the Plan Land Use Map. It is southwest of the commercial center of the Town of Vashon, comprising approximately 120 acres. The most intensive manufacturing uses will occur within the sewer local service area (about 100 acres). It is not anticipated that all of this land will be needed for light manufacturing uses during the life of this Plan. Therefore, potential zoning rather than outright M-P (Manufacturing Park) is used.

¹ George Nez, Standards for New Urban Development - The Denver Background, <u>Urban Land</u>, Vol. 20, No. 5, Urban Land Institute, Washington D.C.

Within this area, rezones to M-P (Manufacturing Park) will be allowed subject to development guidelines listed at the end of this section. The underlying zoning is the G (General) zone. Potential M-P zoning is applied to indicate that the property could be rezoned for light manufacturing uses. The G zone is designated because it is a transitional zone which allows interim uses, including residential uses, before the land is needed for industrial development. However, future one acre subdivisions, which are allowed in the G zone, are discouraged since they are not compatible with industrial uses.

The future industrial area is bounded on the north by SW 178th St. on the west by 107th and 105th Aves. SW, on the south by the first layer of lots south of SW 188th Street, and east by 103rd Ave. SW, although that street is not developed. In two locations the boundary extends farther east: to the Vashon Highway immediately south of town and half the distance to the highway south of SW 188th Street.

The following reasons were used to establish this location for industrial development:

- o Industry should be located in one general area rather than scattered throughout the Island, as indicated by a community and Vashon business community consensus.
- O Class 1 water service, provided by Water District 19, is available to this area. It is close to existing 16-inch water lines. A water line runs along the eastern boundary of most of the future industrial area where 103rd Ave. SW would be located.
- o Most of the area (about 100 acres) lies within the sewer local service area where sewer service is authorized during the six to ten year life of this Plan. Industrial uses which require sewers will need to locate in the sewer local service area.
- o The County owns a 60-foot north-south right-of-way along most of the western boundary of this area, making alternate access feasible. The Transportation Section of this Plan proposes new construction of 107th Ave. SW between SW 176th (Bank Rd.) and SW 196th (Cemetery Road) which would provide access through this area. See Transportation project description Vt-2.
- o The area is large enough to minimize speculation and potential windfall profits to individual property owners.
- o At least part of the area is within walking distance of potential apartmentcondominium developments near the Town of Vashon.
- O The area is close to the Vashon business district, which would facilitate industry obtaining small tools, hardware items, and so forth on an emergency basis.
- The area is mostly vacant and nonagricultural at present.
- The area is relatively flat, allowing reasonable construction costs for an industrial development.
- V-25 INDUSTRIAL DEVELOPMENT SHOULD HAVE ADEQUATE ACCESS TO THE VASHON HIGHWAY, BUT IT SHOULD NOT OCCUR IN A STRIP ALONG THE HIGHWAY.

The Plan Committee unanimously agreed that industrial development should not occur in a continuous strip along the Vashon Highway. Discussions at neighborhood meetings indicated public support for clustering future industries away from the highway and requiring them to be landscaped or screened from nearby residences. According to the Plan Concepts Questionnaire responses, 67 percent favored this proposal.

One of the reasons for using the approximate line of 103rd Ave. SW as the eastern boundary for most of this area was to keep industrial development off the Island Highway in order to retain a rural appearance. A small area south of town along the highway was included in the industrial area for several reasons. It was within the sewer service area and immediately south of the existing business district. Also, because it is a small area, it would not constitute strip development and would probably have minimal impacts on residential uses farther south along the highway. In this area a larger setback than is required in the M-P zone would be required for future industrial development. A minimum setback of 100 feet is required in order to maintain the rural appearance along the highway (see Industrial Guidelines #6 below).

V-26 FUTURE INDUSTRY SHOULD BE DEVELOPED IN A MANUFACTURING PARK SETTING AND SHOULD NOT EXCEED LIGHT INDUSTRIAL USES.

This would be implemented through M-P (Manufacturing Park) zone which has more stringent front and sideyard setback requirements and higher development standards than the M-L (Light Manufacturing) zone. Requiring landscaping, screening, and stringent setbacks for industries was supported by Plan Concepts Questionnaire results and by comments at neighborhood meetings.

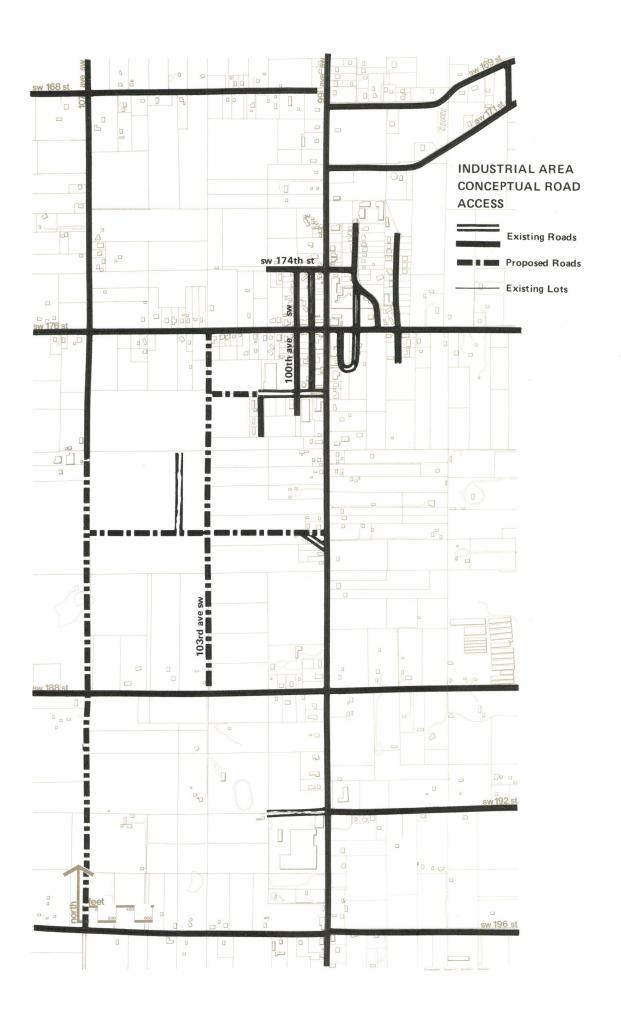
Guidelines for Industrial Development

The following guidelines supplement existing County standards for industrial development. They are to be used by the County when evaluating industrial rezone requests or development permits within the area identified for future industrial development (potential M-P).

- Sites rezoned for industrial use during the life of the Community Plan should be developed for those uses. In order to ensure that sites are developed in a reasonably expeditious manner, conditional rezones should be required in the potential industrial area. This would be implemented through the use of a P-suffix. As part of the P-suffix conditions, the zoning would become effective only if site plans were approved within a designated time period set by the County Council at the time of reclassification.
- 2. Given the rural character of Vashon and the limited employment force, future industrial uses will generally be small-scale, light industry. The Plan does not envision large scale industrial uses (employing more than 50 people or developments over 10 acres in area). For proposed large scale industrial developments, a study such as an environmental impact statement should be undertaken to ensure that there is no major negative impact on the community.

- 3. Surrounding uses, particularly residential, should be buffered from industrial development by landscaping, architectural barriers and/or required setbacks. Adequate buffering is especially important since industrial uses may be located adjacent to the multifamily and single family residential development. In addition to required landscaping, where industrial development abuts areas zoned for residential use, a setback of 100 feet from residential property lines is required. The application of this setback should be reviewed on a case-by-case basis. This requirement should not be imposed when this setback would make a lot unbuildable due to its shape or size.
- 4. In addition to meeting existing King County water and fire flow requirements, Class 1 water service should be provided and should be adequate to handle the proposed development without reducing service to current customers below minimum State and County standards. (See Policy V-60.)
- 5. Parking areas or outdoor storage should not be allowed within the required zoning setback along all public roads.
- 6. The following will apply to properties along the Island Highway (99th Ave. SW) only:
 - a. All new buildings are required to set back a minimum of 100 feet from the highway. The purpose of this requirement is to minimize strip development along the highway. A P-suffix will be applied to these properties at the time the M-P zoning is granted to ensure that this condition is met. (This requirement would not apply to any existing structures.) Existing County regulations also require a 25 foot landscaping strip.
 - b. Joint access and combined access along 99th Ave. SW is encouraged. All industrial properties along 99th Ave. SW are required, when possible, to provide right-of-way for future access off 103rd Ave. SW, minimizing the number of access points along the highway (see map showing proposed access). When 103rd Ave. SW is constructed, access off this road is encouraged rather than off the highway. The development of this road is not included on the Plan's list of recommended transportation capital improvement projects. The construction of 103rd Ave. SW should occur through road establishment procedures.
- 7. All new industrial uses should develop on sewers. For manufacturing areas outside of the current local service area (LSA) an LSA boundary adjustment would be required. The criteria for this adjustment is found in policy F-316 of the 1985 King County Comprehensive Plan (Appendix C).

Any rezone that does not meet all of the above criteria should be considered inconsistent with the Community Plan.



HOME OCCUPATIONS AND COTTAGE INDUSTRIES

Home occupations and cottage industries provide a source of employment for Vashon residents, meeting the Plan's goals to encourage self-sufficiency.

V-27 HOME OCCUPATIONS SHOULD CONTINUE TO BE ALLOWED IN RESIDENTIAL AREAS ON VASHON ISLAND.

A home occupation is defined as any activity undertaken for gain or profit and carried on in a dwelling or building accessory to a dwelling by a member or members of the family residing in the dwelling. In both the neighborhood meetings and Plan Concepts Questionnaire responses, there was considerable support for small-scale business on Vashon (79% in the survey).

King County has allowed home occupations in residential zones since 1972. According to current County policy, no permit is required for a home occupation.

A home occupation is now permitted in a residential zone provided it:

- Is carried on exclusively by a member or members of a family residing in the dwelling unit,
- Is clearly incidental and secondary to the use of the property for dwelling purposes with the floor area devoted to the home occupation not exceeding twenty percent of the living area of the dwelling unit,
- 3. Has no display or sign not already permitted in the zone.
- Has no outside storage nor other exterior indication of the home occupation or variation from the residential character of the property,
- 5. Does not require truck delivery or pickup, nor the installation of heavy equipment, large power tools or power sources not common to a residential dwelling,
- 6. Does not create a level of noise vibration, smoke, dust, odors, heat or glare beyond that which is common to a residential area.
- 7. Does not create a level of parking demand beyond that which is normal to a residential area.
- 8. Does not include automobile, truck or heavy equipment repair, body work or painting, nor parking or storage of heavy equipment including trucks of over one-ton load capacity, nor storage of building materials such as lumber, plasterboard, pipe, paint and the like, for use on other premises and
- 9. All sales shall be an incidental use. (King County Code 21.08.025)

The Vashon Plan Committee recommended one amendment to the home occupation section of King County's Zoning Code to limit sales. Based on this recommendation the County Council adopted Ordinance No. 5526 in June 1981 which stated that all sales shall be an incidental use.

V-28 COTTAGE INDUSTRIES SHOULD BE ALLOWED SUBJECT TO STRICT CONTROLS AND LIMITED TO RESIDENTIAL ZONES WITH A BASE DENSITY OF ONE ACRE OR LARGER.

The intent of the cottage industries policy is to allow and encourage non-offensive businesses of specific scale within residential areas. The definition of a cottage industry is the same as a home occupation¹ except that the cottage industry may employ a maximum of 3 people in addition to members of a family. Cottage industries also differ from home occupations in that they would be allowed only in zones with a base density of one acre or larger. Generally, cottage industries would be considered appropriate only in low density residential neighborhoods in rural, reserve, and transitional areas of King County.

Based upon the Vashon Plan committee's recommendation, an ordinance was submitted to the County Council amending the zoning code to allow cottage industries subject to a conditional use permit. The Council adoped Ordinance No. 5527 on June 15, 1981. Cottage industries are allowed subject to a conditional use permit only in the G-5, G, A, S-E, S-C, GR-5 GR-2.5, and AR zones provided the following conditions are conformed to:

- (a) The site shall have a minimum area of thirty-five thousand square feet and meet the lot size requirements of the applicable zone;
- (b) The cottage industry shall be incidental to the use of the property for dwelling purposes and shall be less than fifty percent of the living area of the dwelling. This fifty percent square footage limitation includes outdoor assembly and storage areas but not required parking areas;
- (c) The following uses shall not be allowed:
 - (i) Any activity which might result in excessive noise, smoke, dust, odors, heat or glare beyond that which is common to a residential area. The proposed use shall conform to the maximum permissible sound levels under K.C.C. Chapter 12.88. The zoning adjustor may require an applicant to provide sound level tests demonstrating such conformance.
 - (ii) Use or manufacture of products or operations which are dangerous in terms of risk of fire, explosions, or hazardous emissions, and
 - (iii) Any other use deemed incompatible with a residential and/or agricultural area, subject to the review of the zoning adjustor;
- (d) Landscaping shall be required to screen parking areas and outside storage from the view of adjacent landowners and County roads;
- (e) Increased setbacks or additional screening may be established by the zoning adjustor to ensure that any proposed structure is compatible with the surrounding residential or agricultural area;

¹ See policy V-27 and accompanying text.

- (f) Required zoning setbacks may be increased subject to the review of the zoning adjustor for any activity which could potentially detract from a residential area but which is not deemed incompatible with the neighborhood. Such activities include but are not limited to: employee parking areas, loading zones, outdoor storage, and outdoor work areas;
- (9) Any display or sign shall be subject to the review of the zoning adjustor;
- (h) All sales shall be an incidental use; and
- (i) The allowable size of equipment used by the cottage industry shall be subject to the review of the zoning adjustor. (King County Code 21,44,030.)

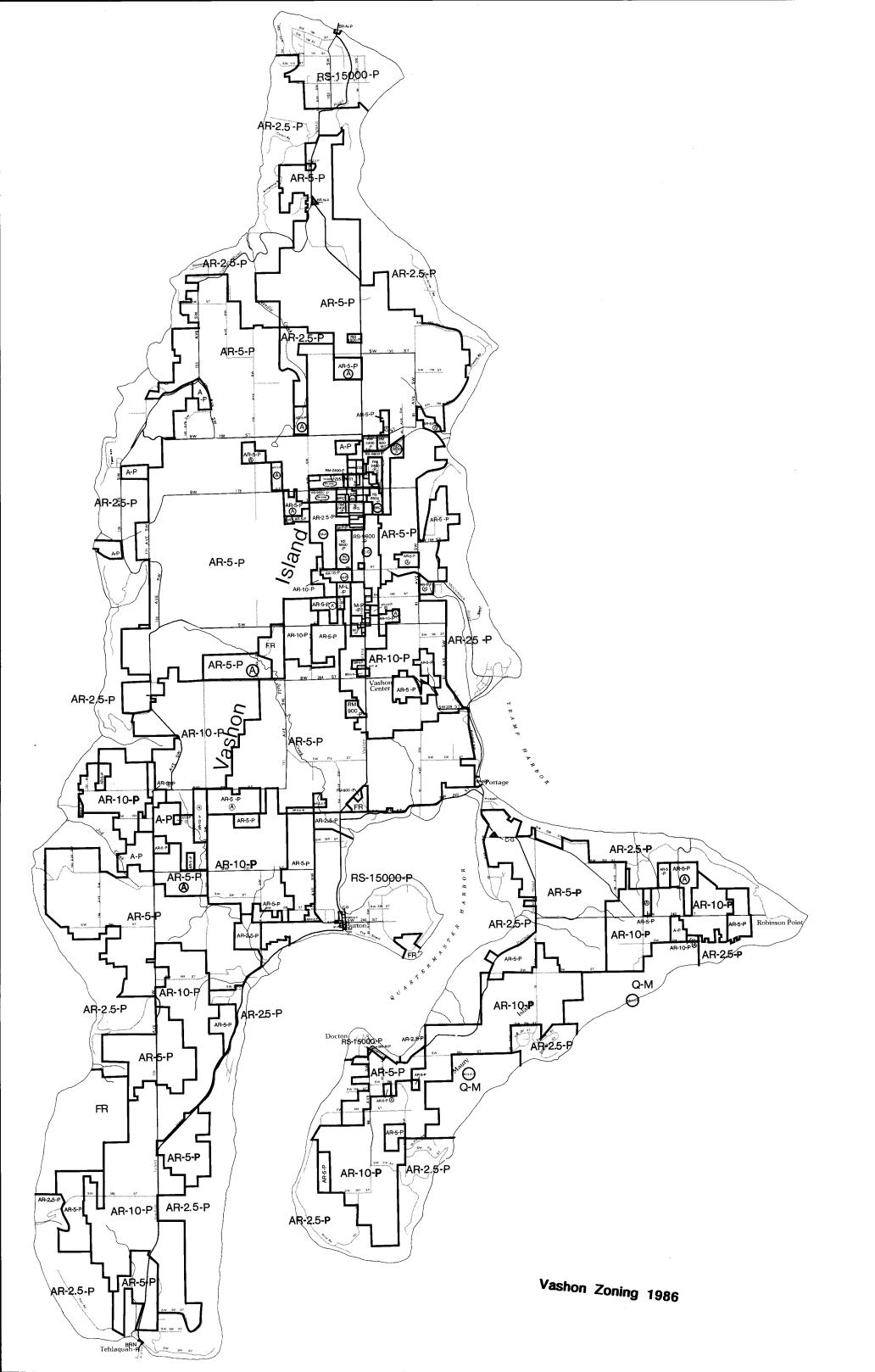
EXTRACTIVE INDUSTRIES

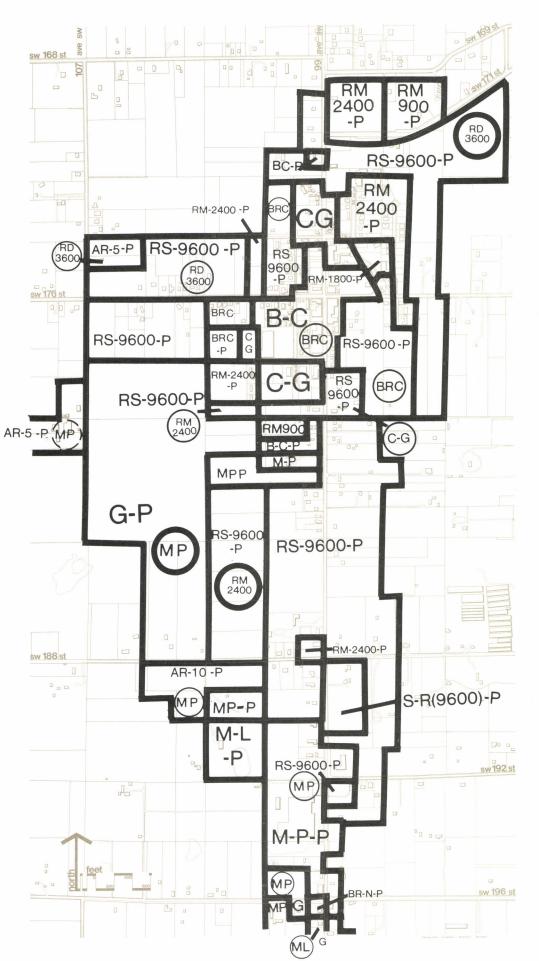
V-29 SAND AND GRAVEL EXTRACTION OPERATIONS SHOULD CONTINUE TO OPERATE UNDER APPROPRIATE ZONING. QUARRYING AND MINING ZONED PROPERTY IS PLANNED FOR RESIDENTIAL USE WHEN IT IS NO LONGER NEEDED FOR SAND AND GRAVEL EXTRACTION.

There are four major commercial extraction sites operating along the southern shore of Maury Island. A number of smaller sites on Vashon and Maury Islands operate intermittently. Approximately 520 acres on Maury Island are zoned Q-M (Quarrying and Mining). At the current rate of extraction, existing Q-M zoned sites may be quarried up to 50 more years.

The Plan retains all existing Q-M zoning to allow the extraction sites to continue operating as legally permitted uses with the appropriate zoning. Long range plans for the extraction sites are for residential use. Gold Beach is an example of a former gravel pit which is now developed for residential use. After the land has been reconditioned following the termination of extractive operations, rezones for residential development at 2.5 acre densities should be permitted subject to Community Plan and County policies and regulations. The zone would allow clustering of lots at a maximum density of one dwelling unit per 2.5 acres. This is consistent with the zoning for other shoreline areas of the Island. All Q-M zoned property is zoned potential AR-2.5 to indicate long range plans for residential use of these sites.

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ADOPTED ZONING-TOWN OF VASHON

DEVELOPMENT LIMITATIONS

This section includes policies about the Island's natural environment and resources. These are based on the Plan's goals, comments received at public meetings and recommendations of the Open Space Subcommittee.

Public support on Vashon Island for protecting the natural environment has been consistently strong as evident in the results of the Plan Concepts Questionnaire circulated in March 1979, and in Island surveys conducted in 1977. (See the Vashon Community Profile, pages 6-11). This is also reflected in the goals of the Plan. The following are examples: a) preserve the rural environment of Vashon Island; b) make special efforts to minimize the impacts of urban type development on the Island's environment; c) preserve open space and undeveloped natural areas; d) protect environmentally sensitive areas such as steep slopes, wetlands and wildlife habitats; e) encourage and protect the diversity of Vashon's physical environment; and f) protect Vashon's natural resources for future generations.

The Plan recognizes that due to natural characteristics of the land, certain areas are less suitable than others for development. These are referred to collectively as Development Limitation Areas. This definition includes land classified by the County as sensitive areas (land subject to severe soil erosion and landsliding, areas of severe hazard during earth-quakes, wetland areas, fish bearing waters, and areas subject to floods), wildlife habitats (identified in this section of the Plan), and high ground water recharge areas (identified in the Vashon/Maury Island Water Resources Study).

Most of the Islands Development Limitation Areas are planned for low density residential uses. In addition, the plan ensures that environmental protection measures be imposed on future development. This is provided in instances where there are no existing County controls. For example, Islander's are concerned about regulating removal of native vegetation, protecting wildlife habitats and ground water resources. Because there are no county regulations that cover these concerns, the Plan includes vegetation removal guidelines (policy V-32), measures for protecting wildlife habitats (policies V-34, 35 and 36) and measures for regulating development in high ground water recharge areas. (Policies on high ground water recharge areas are included in the Domestic Water section, see policies V-57 and V-61.)

- V-30 AREAS WHERE NATURAL FEATURES AND RESOURCES ARE FRAGILE OR HAZARDOUS TO DEVELOPMENT ARE GIVEN SPECIAL RECOGNITION AS DEVELOPMENT LIMITATION AREAS. THE FOLLOWING FEATURES ARE CONSIDERED COLLECTIVELY AS DEVELOPMENT LIMITATION AREAS:
 - A. EROSION HAZARD AREAS
 - B. CLASS III LANDSLIDE HAZARD AREAS
 - C. CLASS III EARTHQUAKE HAZARD AREAS
 - D. WETLANDS
 - E. FISH BEARING WATERS
 - F. FLOOD HAZARD AREAS
 - G. HIGH GROUND WATER RECHARGE AREAS
 - H. WILDLIFE HABITAT AREAS

The purpose of this policy is to identify natural features and resources which must be taken into consideration as the Island continues to develop. Items A through F are defined as sensitive areas under Ordinance No. 4365 which the King County Council adopted in July, 1979. These features are mapped for Vashon Island in the Sensitive Areas Map Folio, published by the Department of Planning and Community Development. Sensitive areas definitions are listed below:

- A) "Erosion hazard areas" are those areas of King County containing soils which, according the USDA Soil Conservation Service may experience severe to very severe erosion hazard:
- B) "Class III landslide hazard areas" are those areas of King County subject to a severe risk of landslide due to the combination of: a) slopes greater than fifteen (15) percent; and b) impermeable subsurface material (typically silt and clay) sometimes interbedded with permeable subsurface material (predominantly wet sand and gravel) between the top and base (foot) elevations; and c) springs or seeping ground water during the wet season (November to February). These areas include both active and currently inactive slides;
- C) "Class III seismic hazard areas" are those areas of King County subject to severe risk of earthquake damage due to soils of low density, poorly drained or impervious alluvium, highly saturated organic material, or slopes greater than fifteen (15) percent, excluding those Alderwood gravelly sandy loam (AgD) soils located on slopes less than 25% overlying thick sequences of Vashon till;
- D) "Wetlands" are those areas of King County that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas (Army Corps of Engineers Regulation CFR 323.2(c));
- E) "Fish-bearing waters" are lakes, rivers and streams in King County which are used in the life cycles of anadromous fish including salmon, steelhead, trout and Dolly Varden based on data compiled by the Washington State Department of Fisheries and other agencies with appropriate expertise. (Excerpted from Ordinance No. 4365); and
- F) "Flood hazard areas" are those areas within the flood plain and any adjacent land which has been encompassed by the boundary delineation on the zoning map. Copies of the maps shall be maintained for inspection by the public in the Building and Land Development Division. The use of a "flood hazard area" recognizes that a flood plain boundary cannot in all cases be precisely or permanently defined. (Excerpted from K.C.C. 21.04.312).
- Items G, "High Ground Water Recharge areas" and H, "Wildlife Habitat areas" are features of the environment which also warrant special consideration on Vashon Island. High ground water recharge areas are important to the Island's water supplies which, as discussed in the introduction to the Domestic Water Section, are limited. Wildlife habitat protection is listed as one of the goals of the Plan.

High ground water recharge areas are understood here to be areas which, due to high soil permeability or topography, permit relatively high volumes of rainwater to filter into the ground water system. They may also be areas where recharge water has an immediate relationship to a major public water source. These areas are highly sensitive to the impacts of development. Ground water recharge areas were mapped in the Vashon/Maury Island Water Resources Study which was published in 1983. (For a general discussion of ground water recharge areas, see the discussion in the Domestic Water Section under Policy V-57.)

Generally defined, wildlife habitats are areas that contain the necessary features to provide the basic needs of wildlife: food, cover, and water. Wildlife habitat areas were identified and mapped by Island volunteers with the assistance of the State Game Department. In mapping these areas several criteria were used to evaluate the suitability of an area as a wildlife habitat. These included: a) the diversity of the site, that is, the number and variety of plant communities, special species and physical features such as streams or wetlands represented; b) its naturalness, or the relative freedom from disturbance by humans; c) its viability, an indicator of the area's ability to perpetuate natural systems; and d) its defensibility, an indicator of vulnerability to alteration or destruction by humans.

V-31 DEVELOPMENT SHOULD BE MINIMIZED AND CAREFULLY MANAGED IN DEVELOPMENT LIMITATION AREAS. THE MOST FRAGILE, HAZARDOUS OR VALUABLE AREAS, INCLUDING HIGH RECHARGE AREAS, CLASS III LANDSLIDE HAZARD AREAS AND WETLANDS, SHOULD REMAIN LARGELY UNDEVELOPED THROUGH APPLICATION OF A LOW DENSITY DESIGNATION.

The purpose of this policy is to state the Plan's overall approach to Development Limitation Areas. Due to their inherent sensitivity and unsuitability for development these areas are recommended for low densities and primarily residential uses. Land use and density controls, implemented through zoning, are employed to protect sensitive areas and encourage their preservation in open space.

V-32 AS A METHOD OF EROSION CONTROL, LANDSLIDE PREVENTION AND OF PROTECTING SURFACE WATER QUALITY, THE REMOVAL OF NATIVE VEGETATION SHOULD BE LIMITED IN EROSION HAZARD AREAS, CLASS III LANDSLIDE HAZARD AREAS, WETLANDS AND ALONG FISH BEARING WATERS.

Removal of native trees and undergrowth must be controlled during development of a site where erosion hazard areas, class III landslide hazard areas, wetlands or fish bearing waters occur. Vegetation removal guidelines, which could have general value if applied to all forms of development, could have many benefits in sensitive areas. In addition to the aesthetic and wildlife habitat value of retaining native vegetation on a site, damaging environmental impacts can be avoided.

The guidelines listed below will implement the Sensitive Areas Ordinance. They should also be considered when any future vegetation removal ordinance or site alteration ordinance is drafted for adoption by the County. (See Special Recommendation #1 at the end of this section.)

Guidelines for Removal of Native Vegetation in Sensitive Areas

The following guidelines should be considered by King County when reviewing county capital improvement projects and development applications (including formal plats, PUD's short plats, building permits or grading permits) in erosion hazard areas, Class III landslide hazard areas, wetlands and along fishbearing waters.

- 1. Native vegetation in those portions of a site which are within any of the sensitive areas listed in policy V-32 (erosion hazard areas, class III landslide hazard areas wetlands and along fish bearing waters) should be retained. Only that vegetation necessary to build roads and structures, install septic systems or other necessary services such as water or electricity should be removed.
- An adequate buffer of native vegetation should be retained along fish bearing waters and along the perimeter of wetlands. (See guideline #2, under Policy V-34 for further discussion of buffers).
- Any native vegetation removed in erosion hazard areas, Class III landslide hazard areas, along the perimeter of wetlands or fish bearing waters should be replanted. Because of their proven suitability for this environment, native plant species are recommended for replanting.

V-33 PROTECT AND PRESERVE THE ISLAND'S WILDLIFE HABITATS.

Vashon Island retains much of its original natural character. This is reflected by its abundant shellfish, shorebirds, songbirds and visiting bald eagles. However, as development proceeds, fish and wildlife species losses are inevitable. The extent of these losses can be lessened if valuable habitats are identified and protected. Generally, habitats worthy of protection should include habitats that are rare in Washington or on Vashon as well as habitats that support extensive fish and wildlife populations.

The Island's fish and wildlife habitats were identified and mapped with the help of local volunteers and State Game Department staff. A description of each habitat is included in Appendix I, at the end of the document. Also included is a description of the method used to identify the Island's most unique and valuable habitats. These are habitats of potential County-wide significance. This rating will be useful in determining the relative value of sites for future County park or open space acquisition.

The areas listed below are the wildlife habitats that have been identified on Vashon Island. (See the Fish and Wildlife Habitats map at the end of this section.)

- 1) Nettle Creek Ravine
- 2) Christiansen Creek Ravine
- 3) Judd Creek
- 4) Green Valley Creek
- 5) Ellisport Creek
- 6) Fern Cove
- 7) Christianson Cove
- 8) Point Heyer Salt Marsh
- 9) Banks Road Marsh
- 10) Island Center Marsh
- 11) Lost Lake Area
- 12) Whispering Firs Bog
- 13) Burton Acres County Park

- 14) Shore North of Dockton
- 15) Luana Beach Area
- 16) North Klahanie Shore
- 17) Shore North of Green Valley Creek
- 18) Stanley Natural Area
- 19) Ellisport Creek Ravine
- 20) Tahlequah Creek Ravine
- 21) Lisabuela Wetland
- 22) Fisher Creek
- 23) Tramp Harbor Creek

The policies in this section of the Plan should apply to additional habitats identified in the future by individuals or agencies with the appropriate expertise.

V-34 WHERE FISH OR WILDLIFE HABITAT AREAS OCCUR WITHIN A PROPOSED SHORT PLAT, SUBDIVISION OR PLANNED UNIT DEVELOPMENT, THE PROPOSAL SHOULD BE REVIEWED TO ENSURE THAT THE INGREDIENTS NECESSARY FOR THE HABITAT'S PRESERVATION ARE NOT DESTROYED. SPECIAL CONDITIONS SHOULD BE ATTACHED TO PROTECT THE HABITAT IF NECESSARY.

The purpose of this policy is to promote the preservation of fish and wildlife habitats on Vashon Island. King County Building and Land Development Division (BALD) should evaluate the impacts of development on wildlife habitats identified in the Plan prior to the time development takes place, and should impose the controls listed under this policy to protect them.

Because most of the habitats identified in the Plan are located in sensitive areas where development is regulated by the Sensitive Areas Ordinance No. 4365, additional measures may not be necessary to protect them. For example, wetland habitats or habitats located in areas that have severe landslide potential are not likely to be developed at all. In Ordinance No. 4365 development in these areas is prohibited unless it can be demonstrated to the satisfaction of BALD that hazards or environmental impacts can be mitigated. As a result, the habitat is likely to be protected. Similarly, application of the Surface Water Runoff Ordinance will result in development controls which in addition to managing surface water runoff, will protect the fish and wildlife habitat value of streams.

Therefore, in reviewing a development proposal in which a wildlife habitat occurs, BALD should consider whether application of the existing regulations and requirements, such as the sensitive areas or surface water ordinances, will adequately protect the habitat or whether further protection is needed. The following guidelines are for use in making this evaluation. They should also be used in outlining basic measures for protecting habitats should it appear necessary and feasible.

- 1. Generally, development in fish and wildife habitat areas should be avoided. These areas are best retained in open space. Development proposals that require the dedication of open space as a condition for approval should be reviewed to ensure that fish and wildlife habitats and associated buffer areas are included in the areas to be set aside in open space. Dedication of open space may be required in association with planned unit developments or formal subdivisions. Dedication may also occur with subdivision or short platting in areas where cluster zoning has been designated.
- To protect the habitat value of wetlands, water bodies and streams, a buffer strip of native vegetation should be maintained when possible. The following describes how this should be done:

Streams should be protected by a buffer on both sides of the channel; water bodies and wetlands should be buffered along their perimeters. The width of the buffer may vary depending on a variety of factors:

- a. the size of the water features.
- b. the relative value of the habitat: and
- c. the shape of the drainage basin.

Generally, larger or more significant habitats should be more heavily buffered than smaller or less significant habitats. (The habitats described in the Appendix I are listed by relative significance, the first listed being the most significant.) In addition, areas upstream of the water features should be more heavily buffered than areas downstream. According to the State Fish and Game Department, an average stream buffer is 100 feet on each side of the channel; an average wetland buffer is 200 feet from the mean high water level.

Grading and the placement of structures or roads should be avoided in buffer strips. Any vegetation removed during development of the site should be replaced with native species.

- 3. To protect the fish and wildlife value of streams, the alteration of stream courses should be avoided. All channels should remain unpiped except where road crossings absolutely necessary to develop the property require a culvert. This is especially important for streams used by anadromous fish.
- 4. Habitats that are known to provide nesting areas for birds or official "endangered and threatened species", "blue-listed species", "diminishing species" or "species of special interest" should be retained in their natural state and protected. When possible, nesting trees should not be removed, and the nesting area itself should be surrounded by a buffer or native vegetation.

If it is determined that existing regulations will not adequately protect the habitat, BALD should use its own discretion in selecting the appropriate guidelines from those listed above. These should become additional conditions for the approval of a development proposal.

V-35 FISH AND WILDLIFE HABITATS IDENTIFIED ON VASHON ISLAND AND CONSIDERED TO BE ESPECIALLY UNIQUE AND VALUABLE OR OF POTENTIAL COUNTY-WIDE SIGNIFICANCE SHOULD RECEIVE SPECIAL ATTENTION. WHERE THESE OCCUR WITHIN A PROPOSED PLAT, SUBDIVISION OR PLANNED UNIT DEVELOPMENT, BUILDING AND LAND DEVELOPMENT (BALD) MAY REQUIRE THE DEVELOPER TO SUBMIT A SPECIAL REPORT TO ASSESS MORE CLOSELY THE IMPACTS OF THE PROPOSAL ON THE HABITAT AND TO RECOMMEND SPECIFIC MEASURES TO PROTECT THEM.

The following have been identified as habitats of potential County-wide significance on Vashon Island. Descriptions of each are included under Appendix I.

- 1) Nettle Creek Ravine
- 2) Fern Cove
- 3) Whispering Firs Bog
- 4) Banks Road Marsh
- 5) Christiansen Cove
- 6) Point Heyer Salt Marsh

¹ With the exception of "species of special interest", the species currently on these lists are included in the Plan appendix. These lists should also be available from the State Department of Game and the U.S. Fish and Wildlife Service. Also, known nesting sites on the Island are included in the habitat descriptions.

For development proposals involving the habitats listed above, BALD may require the developer to submit a special report in addition to the procedure described under policy V-34. The report should be done by a qualified biologist and should include a description of the following:

- 1. The basic features of the habitat, including a discussion of vegetation types, aquatic features and land forms:
- Signs of fish or wildlife including a discussion of the kinds of wildlife likely to use the habitat. Note any species on the list of "endangered and threatened species", "blue-listed species", "diminishing species" and "game and recreational species";
- The general condition of the habitat, including a discussion of the current level of disturbance or encroachment on the habitat as a result of development or other factors:
- The probable impacts of the development proposal on fish or wildlife use of the habitat; and
- 5. A variety of methods to mitigate the impacts of the development proposal on the habitat.

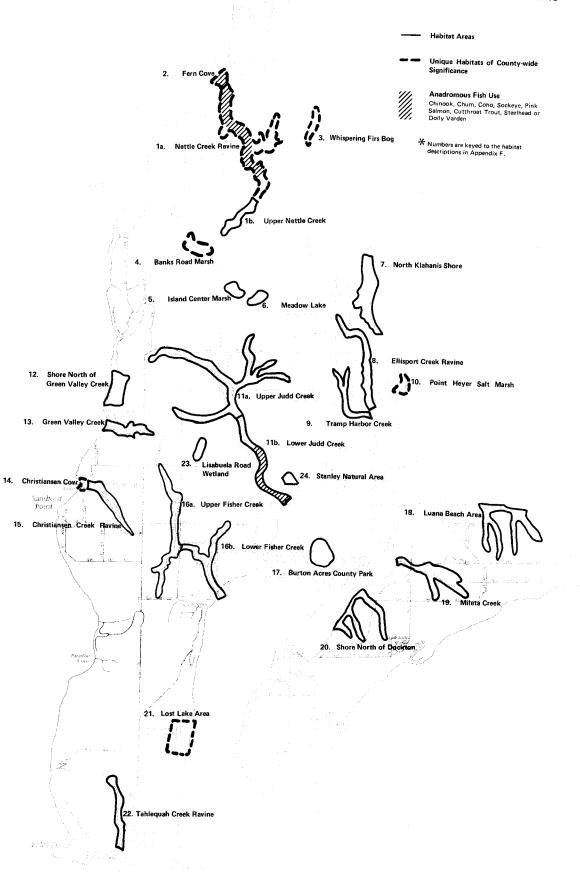
Based on the results of this report or other information available (including the descriptions for each habitat included in the Plan's Appendix I), BALD may require additional conditions to be met by the developer in order to protect the habitat.

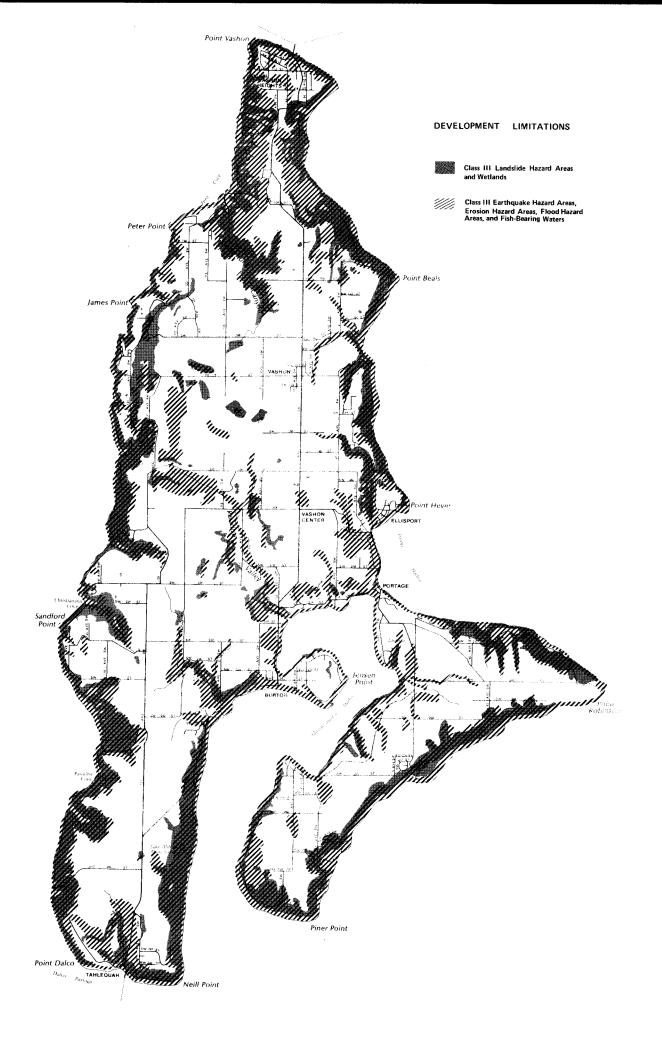
V-36 FISH AND WILDLIFE HABITATS IDENTIFIED IN THE PLAN SHOULD BE CONSIDERED WHEN FUNDS FOR PARKS OR OPEN SPACE ACQUISITION ARE AVAILABLE.

(See the discussion under policy V-84 in the Parks section)

SPECIAL RECOMMENDATIONS

1. VEGETATION REMOVAL GUIDELINES WHICH EQUAL THE INTENT OF THOSE RECOMMENDED IN POLICY V-31 SHOULD BE USED BY THE COUNTY WHEN IMPLEMENTING THE SENSITIVE AREAS ORDINANCE. THEY SHOULD ALSO BE CONSIDERED WHEN ANY FUTURE VEGETATION REMOVAL OR SITE ALTERATION ORDINANCE IS DRAFTED FOR ADOPTION BY THE COUNTY.





AGRICULTURE

The agriculture policies in this section are based on the Plan's goals, testimony from public meetings, and recommendations of the Subsistence Agriculture Subcommittee. Plan goals that were guides to developing the policies in this section include: providing opportunities for large and small agricultural activities and encouraging the self-sufficiency and independence of Vashon residents.

The Plan Concepts Questionnaire circulated in March, 1979 included several questions about agriculture. There was strong support among the residents for encouraging farming and preserving agricultural land on Vashon Island. Most, however, preferred allowing individual landowners to request A (Agriculture) zoning rather than designating outright A zoning. There was also interest in promoting more local consumption of Island produce.

According to a 1976 study, agricultural uses occupied 900 acres; about four percent of the Island. There are commercial orchards, berry farms, vineyards, nurseries and small commercial ranches. Relative to some parts of King County, Vashon's agriculture is not extensive; however, products from Island farms are unique. For example, the only remaining large commercial cherry and apple orchards in the County are located on Vashon. The Island also produces the County's entire harvest of currants.

As part of the County's Agriculture Preservation Program, an Agricultural District, which includes most of Central Vashon and northern Maury, was established in 1977 by Ordinance #3064. Within this district, the County has authority to review rezone, subdivision, planned unit development, and other permit applications for consistency with the County's agricultural policies and to avoid any adverse effect on the district.

King County's Agriculture Preservation Program addresses many community concerns about preserving commercial farms and is supported by this Plan. The program has two parts: a land preservation program and an agricultural support program. Eight hundred acres of commercial farmland on Vashon Island are eligible for the purchase of development rights under the land preservation program. These lands are listed under Priority 1b and Priority 3.² The program will give Island farmers the option of selling their development rights to the County, thereby ensuring that some farmland is preserved.³

Third Priority:

¹ Eighty-nine percent of the respondents felt that agriculture should be encouraged on Vashon.

² First Priority:

⁽b) Approximately 1,600 acres of Food Producing Farmlands located anywhere within the County outside of the designated areas of the Sammamish, Lower Green and Upper Green River Valleys.

All other farmlands located within currently established Agricultural Districts of the County and designated in Ordinance No. 3064, as amended, to be Agricultural Lands of County Significance.

³ The first round of applications for Priority 1 farmlands closed on January 31, 1980. Ten Island farmers applied to sell the development rights to 358 acres.

V-37 COMMERCIAL AND SMALL SCALE AGRICULTURE SHOULD BE PROMOTED BY COMPATIBLE LAND USE DESIGNATIONS.

Both large commercial farms and small family farms are important aspects of the Island's rural scenery and way of life. However, family farms are particularly important to the self-sufficiency of many Island residents. In the future, agriculture on the Island may be somewhat different than in the past with more small-scale operations and specialty crops as well as some farm processing of Island products. The needs of commercial and small scale farmers should be considered and their efforts supported by land use policies. The following policies, V-38, V-39 and V-40, are intended to do this.

V-38 FUTURE REZONES TO A (AGRICULTURAL) ZONING SHOULD BE INITIATED BY KING COUNTY AT THE TIME DEVELOPMENT RIGHTS TO FARMLANDS ON VASHON ARE PURCHASED THROUGH KING COUNTY'S AGRICULTURAL BOND PROGRAM.

This policy would ensure that zoning and County agricultural policies and future agricultural uses are compatible. Once the development rights to farmlands are purchased, these properties should be zoned A to recognize the existing and future agricultural uses. In order to implement Policy V-38, all properties which are eligible for the purchase of development rights and are outside the sewer local service area (LSA) are zoned potential A. This includes properties which qualify under Priority 1b and Priority 3 as established in Ordinance No. 4341. Using a potential A zone identifies these properties on the official King County Zoning Map.

County-initiated rezones could come from the Planning Division or the Office of Agriculture. A procedure would need to be set up to ensure that rezones were automatically triggered by County purchase of development rights. In addition, individual property owners could also request A zoning as provided in Policy V-39 below.

V-39 ISLAND'S RURAL TO **FURTHER** THE CHARACTER AND **ENCOURAGE FUTURE INDIVIDUAL** REZONE AGRICULTURE. REQUESTS FOR (AGRICULTURAL) ZONING SHOULD BE GRANTED IF CONSISTENT WITH OTHER POLICIES OF THIS PLAN OR REQUIREMENTS OF THE A ZONE. SUCH REZONE REQUESTS SHOULD BE ALLOWED IN AREAS PLANNED FOR LOW RESIDENTIAL DENSITIES (AR-2.5, AR-5, AR-10 ZONES) AND IN DEVELOPMENT LIMITATION AREAS.

This policy supports agricultural uses on the Island by allowing rezones to A when requested by individual property owners. Some property owners have already indicated that they would like A zoning. These parcels were zoned A in the Area Zoning. In addition, rezones to A could occur during the life of the Plan. Public opinion on this issue in the Plan Concepts Questionnaire favored allowing the individual landowners to obtain A rezones on a voluntary basis rather than designating A zoning through the Plan. Rezones should be allowed in areas planned for low residential densities (AR-2.5, AR-5, AR-10 zones) and in Development Limitation Areas except for high ground water recharge areas.

V-40 FOOD PROCESSING OPERATIONS ARE IMPORTANT TO AGRICULTURAL USES ON VASHON AND ARE COMPATIBLE WITH THE ISLAND'S RURAL ENVIRONMENT. FOOD PROCESSING PLANTS SHALL CONTINUE TO BE PERMITTED ON VASHON BY ALLOWING APPROPRIATE ZONING.

The G (General) and the A (Agricultural) zones are the only zones that permit agricultural processing operations. These uses are also subject to the approval of a conditional use permit. Allowing food processing plants to continue operating on the Island is compatible with the Plan goals to provide opportunities for agricultural activities and to encourage the Island's self-sufficiency.

Existing food processing operations are zoned A or G with a P-suffix. Rezones to A or G should be allowed in order to permit food processing operations on Vashon. If a property is rezoned to G, a P-suffix should be applied to ensure that the property would only be used for food processing. One reason for allowing rezones to G-P is to allow food processing on lots smaller than 10 acres. Approval of these rezones would also be subject to other applicable plan policies and zoning requirements.

SPECIAL RECOMMENDATIONS

1. ENCOURAGE LOCAL MARKETING OF ISLAND FARM PRODUCTS

Commercial and family farmers should have an outlet for selling their produce on the Island. Local consumption of Island farm products will support local farmers. A "Saturday Market," started several years ago, is an established summer activity. The market has been located at several different sites in the Town of Vashon. Vacant land with the necessary access, visibility, and parking has been leased from property owners.

If the market is to continue, a more permanent location with adequate site features or facilities is needed. The Plan recommends that the County investigate possible programs which give financial or other assistance in establishing a more permanent location or facilities.

King County has prepared a Rural Development Resources Directory which gives information about organizations whose programs are relevant to rural concerns and opportunities in the County. This provides a starting point for rural projects such as the establishment of a permanent market on Vashon.

HISTORIC SITES

The Vashon Community Plan establishes policies and interim guidelines for historic sites and districts on Vashon Island. Specific sites identified in the King County Historic Sites Survey and other sites which the community considers to be important are recommended for designation. The Plan recommends certain sites be considered for nomination to the National and State Registers of Historic Places and as County and community landmarks. The designation of County and community landmarks is contingent upon action by the Landmarks Commission which was established pursuant to the King County Landmarks Preservation Ordinance, adopted April 7, 1980. This ordinance establishes a Landmarks Commission and criteria for the designation of landmarks. The ordinance protects designated County landmarks from alteration or demolition through a certificate of appropriateness procedure.

The criteria for designation of King County landmarks and community landmarks are reprinted below.

- 1. An object, improvement, site or district may be designated as a King County Landmark, if it is more than forty years old or, in the case of a landmark district, it contains improvements that are more than forty years old, if it possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:
 - a. is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or
 - b. is associated with the lives of persons significant in national, state or local history; or
 - c. embodies the distinctive characteristics of a type, period, style or method of construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. has yielded or may be likely to yield, information important in prehistory or history; or
 - e. is an outstanding work of a designer or builder who has made a substantial contribution to the art
- 2. An object, improvement, site or district may be designated a community landmark because of its prominence of location and contrasts of siting, age or scale if it is an easily identifiable visual feature of a neighborhood or the County and contributes to the distinctive quality or identity of the neighborhood or County. An improvement or site qualifying for designation solely by virtue of satisfying criteria set out in this section shall be designated a community landmark and shall not be subject to the provisions of Section 8 of the King County Landmarks Preservation Ordinance.
- 3. Cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past forty years shall not be considered eligible for designation. However, such a property will qualify if they are integral parts of districts that meet the criteria set out in Criteria 1 above or if it is:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- a birthplace, grave or residence of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- d. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner (or) as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- g. a property achieving significance within the past forty years if it is of exceptional importance. (Ordinance No. 4828, Section 4).

An inventory of historic sites on Vashon was conducted between 1977 and 1979 by the Office of Historic Preservation, in cooperation with the Planning Division, as part of the Countywide survey. The historic sites identified on Vashon are listed at the end of this section.

Special meetings to discuss historic sites on Vashon were held in July, 1979 and in March, 1980. In addition to several Plan Committee members, interested residents familiar with the Island's history helped to identify and rank the sites.

V-41 THE PRESERVATION, RESTORATION, AND ADAPTIVE USE OF HISTORIC SITES ON VASHON ISLAND SHOULD BE ENCOURAGED IN ORDER TO MAINTAIN THE CHARACTER OF EXISTING COMMUNITIES ON THE ISLAND AND TO PRESERVE TANGIBLE REMINDERS OF THE ISLAND'S HISTORY.

The purpose of this policy is to avoid the demolition and external alteration of historic structures. This is consistent with current County policy established in the Landmarks Preservation Ordinance (No. 4828) and Ordinance No. 2991, Heritage Sites as Open Space.

This policy will be implemented in four ways. First, the sites are recommended for nomination to the National and State Registers of Historic Places. Second, they are recommended for designation as King County and community landmarks contingent upon action by the King County Landmarks Commission. Third, interim guidelines for the review of development proposals which affect historic sites are provided. These interim guidelines can be used before the sites are designated by the King County Landmarks Commission. Fourth, zoning tools are used to implement the historic preservation policies. (See the discussion under Policy V-42.)

V-42 HISTORIC SITES WHICH MEET NATIONAL, STATE OR COUNTY STANDARDS SHOULD BE GIVEN PARTIAL PROTECTION BY MAKING THE LAND USE DESIGNATION COMPATIBLE WITH THE SITE'S HISTORIC CHARACTER.

Compatible zoning designations that are consistent with the present uses and discourage future development at the highest and best use are assigned in the Area Zoning. A P-suffix is also applied to protect specific sites and districts to ensure that impacts on historic resources are evaluated in a site plan for a development proposal or a demolition permit. Sites or districts which meet the criteria for the State or National Register or the criteria for County landmarks are protected by the use of the P-suffix. Impacts on historic resources are to be evaluated in a site plan, and specific conditions are set forth in the Vashon Area Zoning. An environmental checklist should be prepared for all historic properties identified by a P-suffix, and all permit applications are to be circulated to the County Historic Preservation Officer for comments.

The following list of sites are listed on the King County Historic sites survey and have been given P-suffix identification:

Site #	Historic Name
0030	Therkelsen House or Fuller Store and House
0031	Ernisse Farm
0032	Maury Community Center or Maury Island Club House
0033	Point Robinson Light Station (National Register)
0034	Van Olinda's Store and Post Office
0035	Maury Grade School
0036	Maidmen Homestead
0057	Gorsuch Store, Weiss Brothers Store (King County Landmark)
0070	Burton Trading Company
0071	Stalder Cabin
0072	Clarke Road, Dugway Road
0073	H.A. Stanley Family Home
0074	Quartermaster District School, Mrs. Seargent's home
0075	A. T. Tjomsland Home, Conrad Tjomsland Home
0117	Case Home; Margesira Inn; Magnolia Beach Grocery Store and Post Office
0118	Sutter Castel - The Castle
0119	Lisabeula School, Lisabeula Church
0120	Lisabeula Store or Post Office, Lisabeula Beach Resort
0121	Camp Sealth
0122	McNair House
0123	Nelson Home - Harbor Crest poultry Farm
0161	Burton Historic District (Norman Edson Studio; Community Landmark)
0162	Old Fellows Lodge or I.O.O.F. Island Lodge #247 (King County Landmark)
0166	Frank Carlson House
0255	Kress Store or Colvos Store
0330	Dockton
0333	Maury Cemetery
0467	Harmeling House
0468	Dr. Cheney's Cabin
0469	Byrd Jacobs House

0470	Charles Jacobs House
0471	Puget Sound Chautauqua Assembly
0472	Methodist Church Manse
0473	Lawrence Christman Home
0474	Francis Cherman House and Sawmill
0797	Katherine Bateson Culbertson Residence
0798	Jane H. Davies Residence
0799	Peter Woeck Residence
0800	John & Emma Walls Residence
0801	Cove Norwegian Danish M. E. Church
0802	Dr. C. W. Stockley Farm
0803	Peter Larson Farm
0804	Terkel Hansen Residence
0805	Karl Steen Residence
0806	John and Elizabeth Zarth Farm
0807	H. H. Steinforth Residence
8080	Barry Brown Residence
0809	Herman Kosir Residence
0843	Ferncliff (Community Landmark)

V-43 AS A HIGH PRIORITY THE PLAN SUPPORTS THE NOMINATION OF TWO HISTORIC DISTRICTS TO THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES: DOCKTON AND BURTON. REDEVELOPMENT IN THESE DISTRICTS SHOULD BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THESE COMMUNITIES.

The proposed Dockton and Burton Historic Districts were identified in the County Historic Sites Survey. These areas are given partial protection in the Plan by the use of the Psuffix in the Vashon Area Zoning.

Development guidelines for Dockton and Burton:

- New residential and commercial projects should be compatible with the historic buildings in the district. They should be responsive to the scale, colors, materials, quality and level of detail of the surrounding area. However, they should not necessarily replicate historic structures;
- All rezones, building permits, short plats, and subdivisions in the proposed historic district should be circulated to the County Historic Preservation Officer. This will be done through the use of the P-suffix. The Historic Preservation Officer will evaluate and comment upon the impact of the project on historic resources.

Prior to the formal recognition of these historic districts, the interim guidelines described below for historic sites should also be used for these districts.

Interim Guidelines for Historic Sites on Vashon Island

These guidelines establish a process for reviewing the impact of development proposals or the proposed demolition of historic sites. They are implemented by the P-suffix applied to historic sites in the Area Zoning. They will be used until the sites are formally designated as County landmarks and following the designation of County landmarks the guidelines will supplement the Landmarks Preservation Ordinance, providing a specific interpretation for historic sites on Vashon Island.

The Community Plan specifies that the following procedure be applied to all development proposals or demolition permits which could affect historic sites identified in the Area Zoning with a P-suffix. These sites are shown on the map on page 54. Any site, identified in the future which meets the criteria for National, State or County designation will also be subject to this procedure.

The procedure is:

- 1. An environmental checklist will be prepared for all historic properties identified by a P-suffix. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determination and environmental impact statement requirements of the State Environmental Policy Act.)
- 2. All permit applications and site plans for a development proposal or demolition permit shall be circulated to the County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, or new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.

At a minimum, the information circulated to the Historic Preservation Officer must include:

- a. a vicinity map;
- b. a site plan showing the exact location and extent of any excavations;
- c. a brief description of the project together with available information on any previous ground disturbance and any exterior alterations to structures over 30 years old:
- d. photographs of all structures on the site over 40 years old; and
- e. an environmental checklist.
- 3. The Historic Preservation Officer will provide information about grant assistance and tax incentives for historic preservation. He/she could also provide the owner, developer or other interested party with examples of comparable projects when historic sites have been restored or treated on a profit-making basis.
- 4. In the event of a conflict, the Historic Preservation Officer will suggest alternatives to the owner/developer which achieve the goals of historic preservation.
- 5. The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Manager of Building and Land Development Division.
- At his/her discretion, the Historic Preservation Officer may propose that a site be considered for County landmarks designation according to procedures established in the Landmarks Ordinance (No. 4828).

Procedure for Historic Sites to be Identified in the Future

The Community Plan anticipates that additional sites that meet the criteria for designation as County Landmarks will be identified in the future.

When a permit for demolition or alteration of an historic structure that meets the criteria has been requested, the Historic Preservation Officer should initiate a nomination for County Landmarks designation. This should apply whether or not a site is included on the list of sites proposed for nomination in the Community Plan.

The ordinance provides that, upon a preliminary evaluation by the County Landmarks Commission, sites which appear to meet the criteria for designation shall be, for a period of up to six months, provided the same protection as if they were designated County Landmarks. During this period, a certificate of appropriateness would be required before making significant changes to the site. If the site is later designated as a County Landmark, the certificate of appropriateness procedure becomes a permanent requirement.

Community Recommendations for Designation of Historic Sites on Vashon Island

This section presents the community's specific recommendations for historic sites and districts as of 1980 and ranks the sites. These recommendations are for use by any agency or established commission initiating or reviewing a proposal for the designation of an historic site or district. The King County Landmarks Commission considers the ranking presented in Community Plans in setting their agenda. They also consider emergency designations when demolition or development action threatens a site, consistency with King County's Heritage Resource Protection Plan, and property owners requests for designation. They are organized into three categories.

- 1. Sites Proposed for nomination to the National and/or State Historic Register (listed in priority order)
 - a. Dockton Historic District (Survey File No. 0330)
 - b. Burton Historic District, (Survey File No. 0161)
 - c. Sutter Castle (Survey File No. 0118)
 - d. Bateson House (Survey File No. 0797)
 - e. Methodist Church Manse/Kellogg House (Survey File No. 0472)
 - f. Spring Beach Hotel/Miramar Inn (Survey File No. 0798)
 - g. H.A. Stanley Family Home (Survey File No. 0073)
- 2. Sites suggested for consideration as County landmarks² (listed in priority order)
 - a. All sites listed above.
 - b. McNair House (Survey File No. 0122)
 - c. Frank Carlson House (Survey File No. 0166)
 - d. Nelson House (Survey File No. 0123)
 - e. A.T. Tjomsland House (Survey File No. 0075)
 - f. Van Olinda's Store and Post Office/Portage Store (Survey File No. 0034)
 - g. Byrd Jacobs House (Survey File No. 0469)
 - h. Therkelsen House/Fuller Store and House (Survey File No. 0030)
 - i. Burton Trading Company (also proposed as part of Burton Historic District) (Survey File No. 0070)
 - j. Stalder Cabin (Survey File No. 0071)
 - k. Lisabuela School (Survey File No. 0119)
 - I. Maury Cemetery (Survey File No. 0333)
 - m Dr. Cheney's Cabin (Survey File No. 0468)
 - n. Dr. Stockly/Chasan Barn (Survey File No. 0801)

¹ The Point Robinson Lighthouse (Survey File No. 0033) is already listed on the National and State Registers of Historic Places.

The Dockton Hotel (Survey File No. 0814) was added to the National Register of Historic Places in 1983.

² This order was selected in 1980.

3. Sites considered to be important to the Vashon community and suggested for community landmarks recognition

a. All sites listed above for County landmarks that are not so designated by the Landmarks Commission.

b. High priority sites

Francis Sherman House and Sawmill/Jesus Farm (Survey File No. 0474)

Charles Jacobs House (Survey File no. 0470)

Kress Store or Colvos Store (Survey File No. 0255)

Walls House (Survey File No. 0800)

Smith/Zarth House (Survey File No. 0806)

Eernisse Farm (Survey File No. 0031)

Woeck House (Survey File No. 0799)

Faas (Harlow) House (not included in survey)

Manzanita Historic District (not included in survey)

Beall Cabin (not included in survey)

c. Other Proposed Community Landmark Sites

Case Home, Marjesira Inn, Magnolia Beach grocery store and post office (Survey File No. 0117)

Lisabuela Store, post office, beach resort (Survey File No. 0120)

Maury Community Center/clubhouse (Survey File No. 0032)

Maury Grade School (Survey File No. 0035)

Quartermaster District School, Mrs. Seargent's House (Survey File No. 0074)

Laurence Christman Home (Survey File No. 0473)

Maidmen Homestead (Survey File No. 0036)

Camp Sealth (Survey File No. 0121)

Harmeling House (Survey File No. 0467)

Puget Sound Chautauqua Assembly (Survey File No. 0471) (should have historic marker)

Steinforth (McKay) House (Survey File No. 0807)

Cove Norwegian Danish Church (Survey File No. 0801)

Larson House (not included in survey)

Blanc House (not included in survey)

Foulds House (not included in survey).

Beaumont House (Survey File No. 0803)

Hansen/Fulton House (Survey File No. 0804)

Burns/Steen House (Survey File No. 0805)

Ramon House (Survey File No. 0808)

Kosir House (Survey File No. 0809)

Fuller House (not included in survey)

Green House/"Triple Brook" (not included in survey)

Paulson House (not included in survey)

Murano/Thelin House (not included in survey)

Vashon Elementary School Gymnasium (not included in survey)

SPECIAL RECOMMENDATIONS¹

 AS PART OF PARKS CAPITAL PLANNING, CONSIDERATION SHOULD BE GIVEN TO BUDGETING PARK DEVELOPMENT MONIES TO RESTORE HISTORIC SITES ON PARK PROPERTY OR TO PUT INTERPRETIVE HISTORIC INFORMATION AT PARK SITES.

Funding of restoration projects and historic signing or other interpretive historic information in parks should be considered in the allocation of funds. When parks are located in areas important to the Island's history or when historic buildings are on park property, historic preservation projects should be strongly considered as part of parks capital planning.

2. KING COUNTY SHOULD DEVELOP A HISTORIC MARKER PROGRAM

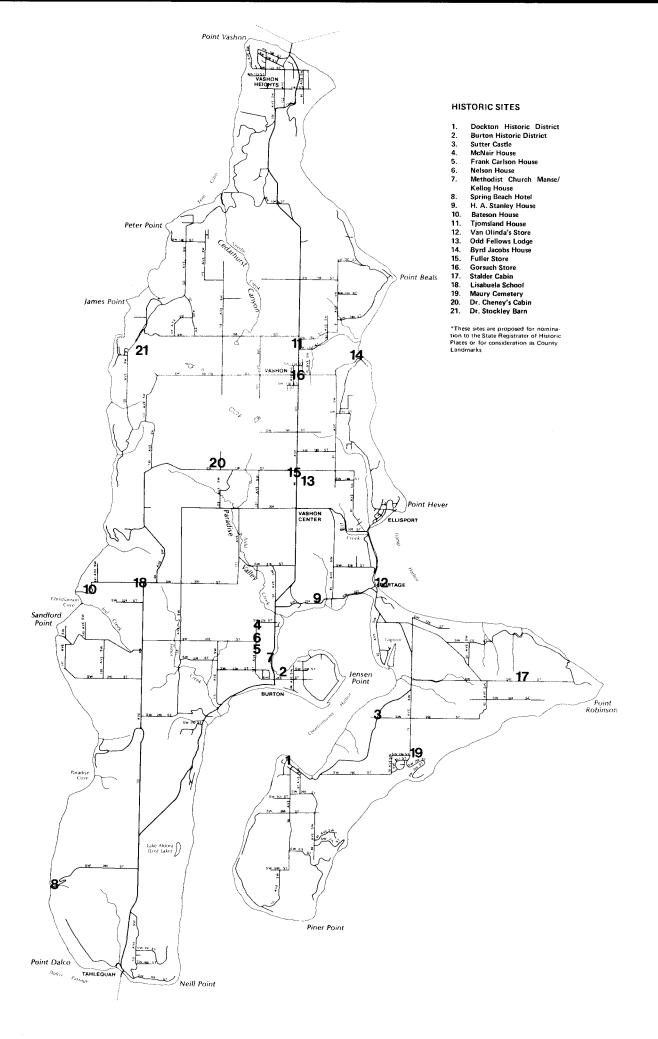
The Plan encourages the County to develop a program which would place markers on historic sites as a reminder of the area's history. This would be especially useful for sites where there are no remaining structures.

County historic markers should have a recognizable design, contain a synopsis of the historical significance of the site, and be visible from the road.

3. KING COUNTY SHOULD DEVELOP A SYSTEM OF ECONOMIC INCENTIVES FOR HISTORIC PRESERVATION. EXAMPLES INCLUDE TAX RELIEF, TRANSFER OF DEVELOPMENT RIGHTS, AND PRIVATE AND PUBLIC GRANTS-IN-AID.

In addition to protecting historic structures, King County should implement a system of incentives for owners to improve and maintain older structures. Since most historic sites are privately owned and the County does not wish to purchase most of them, measures are needed to make it economically attractive to own them. A wide array of tools such as tax policies, zoning, loans, grants, and methods like the transfer of development rights are needed to encourage owners to maintain and rehabilitate historic sites.

¹ The recommendations are included as policy components of the Heritage Sites chapter of the 1985 King County Comprehensive Plan.



TAXATION

Although changes to tax laws are outside the scope of community plans, the Vashon Plan Committee was particularly interested in the taxation implications of land use decisions. A Taxation Subcommittee, which included Plan Committee members and interested citizens, researched the relationship of taxation to the Community Plan. Issues researched included: 1) the restrictions on current use taxation eligibility; 2) the impacts of zoning changes on tax assessments; and 3) the effects of other development restrictions on tax assessments.

Two recommendations from the subcommittee about King County's current use assessment program are presented in this section. The State Open Space Act (Ch. 84.34 RCW), enacted in 1970, amended in 1973, provides for current-use assessment of farm and agricultural land, timberland, and other open space land. Pursuant to the state legislation, King County adopted a current use ordinance in 1971 which was amended in 1974 and 1975. Current-use assessment usually results in a significant reduction in assessed value, resulting in lower taxes. The amount of reduction is based upon the market value of the land and the use of the land.

The State Open Space Act establishes eligibility criteria for current use assessment. The County Department of Assessments uses the criteria established for farm and agricultural land in the State Open Space Act (RCW 84.34.020). King County has the authority to establish its own criteria for open space and timberland. The State Statute does not give authority to the King County Council to modify the criteria for agricultural land; this would require action by the State Legislature. At King County, applications for current use classification are made to the Assessor for farm and agricultural land and to Building and Land Development Division for timber land and open space land. Applications made to Building and Land Development Division require a public hearing and action by the County Council.

Farm and Agricultural Land

The State Open Space Act's definition of farm and agricultural land is:

- a) 20 or more acres devoted primarily to commercial agricultural uses:
- b) 5 20 acres devoted primarily to commercial agricultural uses with a gross income from such uses of \$100 or more per acre for 3 of the 5 years preceding application; and
- c) Less than 5 acres devoted to commercial agricultural uses with a gross income from such uses of at least \$1000 per year for 3 of the 5 years preceding application.

Agricultural lands include farm woodlots of less than 20 acres and land parcels of one to five acres which are not contiguous but which constitute an integral part of farm operations.

¹ According to King County Office of Assessments staff.

Open Space Land

The following definition for open space land is established in the State Act (RCW 84.34.020):

(1) "Open Space land" means (a) any land area so designated by an official comprehensive land use plan adopted by a city or county and zoned accordingly or (b) any land area, the preservation of which in its present use would (i) conserve and enhance natural or scenic resources, or (ii) protect streams or water supply, (iii) promote conservation of soils, wetlands, beaches or tidal marshes, or (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space, or (v) enhance recreation opportunities, or (vi) preserve historic sites, or (vii) retain in its natural state tracts of land not less than five acres situated in an urban area and open to the public use on such conditions as may be reasonably required by the legislative body granting the open space classification.

In 1975, the King County Council approved an amendment to the County's Open Space Ordinance which establishes specific criteria for current use taxation of open space land in the County.

20.36.145 Criteria for approval - Current use taxation of open space land. Classification of open space land (but not including farm and agricultural land) for current use taxation under the provisions of RCW 84.34 shall be limited by the following criteria:

- (a) The property shall provide active or passive recreational opportunities or other types of uses which complement or substitute for government facilities, and which are either open to the public (user fees comparable to those charged by like public facilities may be charged) or which provide recreational or other services to youth, senior citizens, the handicapped or other similar groups; or
- (b) The property has been identified as land which the County may, at a future date, want to purchase as park, recreation or other type of open space land. Classification of such lands as open space under RCW 84.34 shall be subject to the execution of an option agreement stipulating that the property owner will sell the property to King County for a specified price which shall be the fair market value of the property at the time the land is classified as open space land. (Ord. 2537 1, 1975: Ord. 2250 1, 1974.)

Timberland

The definition of timberland is set forth in the State Act (RCW 84.34.020). Generally, timberland means land in contiguous ownership of five or more acres devoted primarily to the growth and harvest of forest crops.

Specific timberland current use criteria were approved by the County Council in 1975 (KCC 20.36.148). Classification of timber land for current use taxation under the provisions of RCW 84.34 shall be in accordance with the following criteria:

- (a) The property to be classified shall contain not less than five and not more than twenty acres of timberland; and
- (b) The property must be within an established FR (Forestry-Recreation) or A (Agricultural) zone. (Ord. 2537 2, 1975.)

Timberland property requires the submission of a Forest Management Plan in order to qualify for current use assessment.

SPECIAL RECOMMENDATIONS

1. KING COUNTY SHOULD AMEND THE CRITERIA FOR CURRENT USE TAXATION OF TIMBERLAND. TIMBERLAND OPEN SPACE DESIGNATION SHOULD BE MADE AVAILABLE TO PARCELS OF FIVE OR MORE ACRES, AS THE STATE LAW PROVIDES, WITHOUT REQUIRING THAT THE LAND BE ZONED F-R OR A.

Open space is a valuable part of Vashon's rural environment. Its preservation is encouraged in the Plan's policies regarding residential development, parks, and Development Limitations Areas. The Plan Committee believes that current use taxation is one method of retaining open space.

Small scale forestry should be encouraged. On the Island, forestry is practiced on relatively small tracts. On a small scale, it provides employment and income for the Island residents. Commercial forestry is practiced on the Island. The Washington State Department of Natural Resources is currently developing a "model forest" on Maury Island.

This recommendation would reinstate the criteria established in the State Open Space Act. The State Act does not require specific zoning for timberland.

ALTERNATIVE: KING COUNTY SHOULD CHANGE THE TIMBERLAND OPEN SPACE CRITERIA TO ALLOW PARCELS OF LAND ZONED AR-5 TO BE ELIGIBLE FOR CURRENT USE ASSESSMENT.

The alternative would make timberland open space designation available to parcels of land with AR-5 zoning. Because this zone has been established since the County's current use assessment ordinance was amended, this alternative may be more politically feasible than allowing timberland designation in any zone. Changing the County's Current Use Assessment criteria requires an amendment to the King County Code 20.36.

 KING COUNTY SHOULD AMEND THE CRITERIA FOR CURRENT USE TAXATION OF OPEN SPACE LAND. ALL LAND IDENTIFIED AS DEVELOPMENT LIMITATION AREAS IN THE COMMUNITY PLAN SHOULD BE ELIGIBLE FOR THE OPEN SPACE TAX PROGRAM.

This recommendation requires an amendment to the King County Code 20.36.145 "criteria for approval-current use taxation of open space land," to include Development Limitation Areas identified in the Plan. The main reason for the promotion of current use assessment is to encourage retention of open space on Vashon Island.

3. CURRENT-USE TAXATION SHOULD BE AVAILABLE TO THE OWNER OR OWNERS OF ANY 5 OR MORE CONTIGUOUS ACRES IN A HIGH GROUND WATER RECHARGE AREA THAT IS LEFT IN, PLANTED IN, OR LEFT TO REVERT TO NATURAL VEGETATION.

This recommendation would also require an amendment to the County Code to allow areas inventoried as high recharge areas to be considered for current use taxation. This recommendation would also allow two or more owners of substandard lots to jointly apply for current use consideration.

UTILITIES

WASTEWATER DISPOSAL

In this section, the sewer local service area is established and policies for on-site sewage disposal systems and sewer service on Vashon are presented. Policies are based on an analysis of sewer service and on-site systems in relationship to land uses, community concerns, Plan goals, and recommendations of the Sewer Subcommittee. The following Plan goals were guidelines for the Sewer Subcommittee in developing wastewater disposal policies: 1) to preserve the rural environment of Vashon Island; 2) to minimize the impact of intensive urban type development on the Island's environment; 3) to protect environmentally sensitive areas; and 4) to minimize pressures for rapid and extensive change on Vashon.

Community concerns about sewers and on-site wastewater disposal systems were taken into account in the development of the wastewater disposal policies. According to the Plan Concepts Questionnaire responses, 58 percent of the respondents wanted residential development at densities requiring sewers (3 houses or more per acre) to be limited to areas where sewer service is already available.

King County's Sewerage General Plan provided the basis for establishing a sewer local service area in the Vashon Community Plan. According to the Sewerage General Plan:

Local service areas represent the maximum area which could potentially be sewered consistent with local land use plans and policies. These areas will serve as the primary criteria for all required King County facility approvals, including approval of sewer agency comprehensive plans. . . and certification of sewerage facilities in accordance with METRO's sewer extension policies. (Sewerage General Plan, Chapter 3.1, p. 14.)

Community Plans establish the local service areas (LSA) where sewer service may be extended during the life of the Community Plan. Although there are several ways to amend the LSA boundaries after the Plan is adopted, the Community Plan serves as the principal method of defining local service area boundaries. The Plan includes provisions to ensure that any boundary adjustments made during the life of the Plan are consistent with its intent and policies.

The Island is served by one sewer district, the Vashon Sewer District. This system, located at the Town of Vashon, has been operating since 1955 with major improvements made between 1974-1976. The present capacity of the plant is 1375 people; the system served approximately 600 people in 1979. The sewage treatment plant is a secondary treatment facility with an outfall into Puget Sound.

The sewer local service area established in the Plan was expanded from approximately 250 acres to about 405 acres. About 180 acres within the LSA were undeveloped in 1980. If this area were fully developed, a population of more than 3 times the sewer district's treatment plant design capacity would be possible.

Although sewer service is available on Vashon Island, on-site sewage disposal systems are the major method of wastewater disposal. The installation and use of on-site disposal systems is regulated by the King County Health Department under its Rules and Regulations Governing On-site Sewage Disposal Systems. These regulations, which were revised in 1981, now recognize on-site systems as a long-term wastewater disposal

method in areas not authorized for sewer service. Two new criteria in these rules relate to lot size:

- 1) Outside a sewer service area or transitional zone, a 100% drainfield reserve area is required. This allows for replacement of a drainfield that fails.
- A minimum lot size of five acres is required for 20-24" of topsoil; a 2.5 acre minimum is required for 24-30"; and a lot area of less than 2.5 acres is allowed for 30" or more of topsoil.

Generally, soils on Vashon are considered by the Soil Conservation Service to be fair to poor for septic systems. The Island's soil conditions, together with the Health Department rules and regulations for on-site systems were important considerations in determining residential densities and wastewater disposal policies in the Plan.

Sewer and wastewater disposal policies and recommendations are presented in the following order. First, the sewer local service area is delineated. Then the policies for on-site systems and alternative sewage systems and policies for future boundary adjustments and other amendments to the sewer local service area are listed. Finally, special recommendations are discussed.

Sewer Local Service Area

As required by the Sewerage General Plan, the following factors were analyzed in designating the sewer local service area:

- a. 1964 Comprehensive Plan Policies D-24, D-25 and D-26, relating alternative sewage disposal methods to planned land use densities (densities of three dwelling units per acre or greater should be served by sewers). (These plan policies have been superceded by the 1985 Comprehensive Plan, but are left in this discussion to indicate the original criteria used in designating the LSA.)
- b. Presence of existing health hazards resulting from inadequate sewage disposal methods.
- c. Feasibility of on-site sewage disposal methods for planned land use densities.
- d. Potential adverse impacts of sewers to agricultural lands, floodplains, wetlands, and other sensitive areas.
- e. Input from affected sewer agencies regarding the technical and financial feasibility of sewers within proposed local service areas.
- f. The location of sewer drainage basins. (Sewerage General Plan, Ch. 6.2, A.1, p. 32.)

In addition to the criteria listed above, impacts on domestic water supplies were also considered in establishing the LSA since water supply is a key factor in determining the ultimate population Vashon Island can support.

This Plan extends the sewer local service area on Vashon to include most of the industrial area and other areas at the Town of Vashon that are zoned for multifamily and business uses. The following areas were added to the existing LSA: 1) most of the industrial area southwest of town (adding approximately 115 acres), 2) areas north and east of town planned for multifamily use, 3) a small area southeast of town which is zoned for potential mixed business and residential use and 4) the Island Manor Nursing Home (as a satellite).

A total of about 155 acres have been added to the sewer LSA resulting in a total LSA of approximately 405 acres. Allowing sewers to be extended to the proposed industrial area would permit land which has limited suitability for septic systems to be developed for light manufacturing uses which require sewers. Extending the sewer service area to include existing multifamily zoning and potential mixed business and residential zoning is consistent with County policies which require sewers for densities greater than three dwelling units per acre. (See the Sewer Local Service Area figure.)

The extension of the sewer LSA supports the Plan's goal to preserve the rural environment of Vashon Island and is in accordance with comments on the Draft Plan. It also supports the Comprehensive Plan rural activity centers development concept which encourages growth in and adjacent to already developed activity centers. The Committee recognized that by allowing sewers to be extended to a large area it may be necessary to expand the treatment plant. Other new facilities such as pumping stations and larger sewer mains will probably be needed to provide service within the sewer service area. Such improvements will be costly and, depending upon economic feasibility, sewers may not be provided to all areas within the LSA during the six to ten year life of the Plan.

Commercial, industrial, multifamily, and high density single family uses are to be concentrated within the LSA at and adjacent to the Town of Vashon (north and south along the Island Highway west along Bank Road, and southwest of the town center). On a limited, small-scale basis, some commercial development will be allowed outside the LSA, provided the Health Department on-site wastewater disposal regulations can be met.

The Plan Committee considered the existing health hazards in the Judd Creek Drainage Basin and Burton area. Although sewers were not deemed necessary during the life of this Plan, the Judd Creek-Inner Quartermaster Harbor area is proposed for a wastewater management study. (See Special Recommendation 1 at the end of this section).

Most of the land in the Sewer LSA is currently undeveloped (about 325 acres). Based upon relatively low forecast population growth over the next ten years, the vacant land in the sewer LSA should provide sufficient developable land during the life of the Community Plan.

On-Site Wastewater Disposal and Alternative Sewage Systems

Because soil limitations for conventional septic systems are classified as "severe" by the Soil Conservation Service in many areas of the Island, the use of alternative wastewater disposal systems other than individual septic systems should be considered. Alternate methods include community drainfields, composting toilets, mound systems, chemical toilets, vault privies, incineration toilets, holding tanks, and other systems approved for use by the Washington State Department of Social and Health Services Technical Review Committee. These systems also require King County Health Department approval.

It should be noted that composting toilets, chemical toilets, vault privies, and incineration toilets must be coupled with a standard drainfield to dispose of sink, laundry, and shower wastes. According to the King County Health Department rules and regulations, holding tanks are only allowed within the boundaries of a sewer district on a temporary basis. Mound systems and community drainfields still require minimum depths of permeable soil.

The following policies relate to on-site wastewater and alternative sewage systems.

V-44 ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE CONSIDERED AS PERMANENT SOLUTIONS TO WASTEWATER DISPOSAL OUTSIDE SEWER LOCAL SERVICE AREAS.

This policy reiterates the County's policy as reflected in its on-site sewage disposal regulations. If properly designed, installed and maintained, on-site systems are permanent solutions to wastewater disposal.

V-45 NO FUTURE ZONING CLASSIFICATION OUTSIDE A SEWER LOCAL SERVICE AREA, SHALL ALLOW RESIDENTIAL LOT SIZES OF LESS THAN 15,000 SQUARE FEET OR RESIDENTIAL DENSITIES AT THREE HOUSING UNITS PER ACRE OR MORE.

In order to allow residential densities that reasonably reflect on-site system requirements, a 15,000 square foot lot area is the required minimum. In many cases larger lots are necessary. Also, according to King County policy, 15,000 square feet is the smallest lot size appropriate without sewers (Comprehensive Plan Policy R-311). Most of Vashon is zoned for lots of 2.5 acres or larger. Because of the interface between septic tank use and water supplies on Vashon, low residential densities are also required to protect the Island's water resources. Since most ground water recharge occurs on the Island's upland plateau, this area was generally zoned for the low residential densities, except where sewer service is authorized. (See the Domestic Water Section for further discussion.)

V-46 COMMUNITY (ALTERNATIVE) SEWAGE SYSTEMS SHOULD BE ALLOWED OUTSIDE THE SEWER LOCAL SERVICE AREA ESTABLISHED IN THIS PLAN. ALTERNATIVE SYSTEMS SHOULD BE CONSIDERED PRIOR TO TRADITIONAL PUBLIC SEWERS WHERE NECESSARY TO ALLEVIATE EXISTING OR POTENTIAL HEALTH HAZARDS. TECHNICAL AND ECONOMIC FEASIBILITY SHOULD BE EVALUATED BEFORE DECIDING TO IMPLEMENT AN ALTERNATIVE SEWAGE SYSTEM.

Although the Community Plan requires that sewers be limited to areas near the Town of Vashon, this is not meant to preclude the development of alternative community sewage systems for the unsewered areas of the Island. In the future, community systems may be applied to neighborhoods now developed at fairly high densities where soil limitations for septic systems are severe and where there has been a history of septic tank failure. For example, Burton, Dockton, and Vashon Heights, which are already developed at fairly high densities, are areas where alternative community systems may become feasible at some time in the future. These neighborhoods are planned for medium density residential development and mixed business and residential zoning.

This policy is consistent with V-48 which requires demonstration that alternative wastewater disposal systems are not feasible before sewer service is provided.

The costs of two alternative sewage systems for the Burton-Quartermaster Harbor area were estimated in 1979. The first was a conventional sewer system and secondary treatment plant serving Burton, Burton Peninsula, the area between Burton and Portage, the area between Ellisport and Portage, and Kingsbury beach. A population of 2000 or 740 households was assumed. Including federal grant money, the monthly fee per household would come to approximately \$70, exclusive of operation and maintenance costs. The installation cost of such a system would be very high. Total cost was estimated at \$20 million. Even with federal funds, the cost to the community could be \$5 million.

Secondly, the Wastewater Subcommittee analyzed a pressure sewer system and community drainfield serving the houses between Burton and Judd Creek. It was presumed that the community drainfield would be located on the playfield of the grade school. Assuming the school district and health department agreed to a multi-use field, and it was technically feasible, the cost per month per household would be \$40.

Because these costs are prohibitive at the present time, another recommendation was to establish an on-site maintenance program for this area to ensure that septic systems are working at an optimum. See Special Recommendation 1 at the end of this section for further discussion of a wastewater maintenance and management study.

V-47 OUTSIDE SEWER LOCAL SERVICE AREAS ON VASHON, THE ALLOCATION OF FEDERAL, STATE, AND LOCAL GOVERNMENT GRANTS THAT ARE PROVIDED TO ACHIEVE FEDERAL AND STATE WATER QUALITY STANDARDS SHOULD GO TOWARD DEVELOPING ON-SITE WASTEWATER DISPOSAL TECHNOLOGIES.

The Vashon community supports research of alternative on-site wastewater disposal systems for potential application to the Island. The basis for this policy is a desire to allocate tax dollars to alternatives which may cost less, are effective in rural areas, and allow more flexibility for local communities to decide what their future will be than do public sewer facilities.

Boundary Adjustments and Other Amendments to the Local Service Area

Although boundary adjustments and other amendments to the sewer local service area are not anticipated during the life of the Vashon Community Plan, these policies are established to ensure that future amendments are consistent with the Plan.

Chapter 6 of the Sewerage General Plan explains the Amendment Process and criteria for: (1) boundary adjustments, (2) local service area amendments, and (3) sewage treatment plants. Although establishment of the sewer service area by a Community Plan is the primary method of amending local service areas, sewer agencies may request an expansion of the LSA based upon an overriding need due to an existing or potential health hazard.

Boundary adjustments provide a simplified procedure to accommodate revisions to the local service area boundary which may occur in conjunction with a development proposal. The criteria for boundary adjustments established in Section 6.5 were amended by policy F-316 of the 1985 King County Comprehensive Plan. These criteria are reprinted below because many of the Plan policies relate to these criteria.

- F-316 Local service areas for sewers should be designated only in Urban Areas and Rural Activity Centers, including their agreed-on expansion areas. In designating or making boundary adjustments to a local service area, the following criteria should be applied:
 - a. Detailed land use plans and zoning for urban uses and densities support the proposed addition;
 - On-site wastewater disposal methods are not feasible for planned land uses and densities, or water quality is threatened by the presence or potential of health hazards resulting from inadequate water disposal methods;

- c. Potential adverse impacts of sewers on nearby Rural Areas, Resource lands and environmentally sensitive areas will be mitigated;
- d. Sewers are technically and financially feasible within the proposed addition;
- e. The proposed additional area can be served by gravity sewer into the existing local service area (but the sewering agency may use pressure lines if cost-effective) and
- f. There is sufficient treatment plant and interceptor capacity to serve all the existing local service area if developed to saturation, as well as the proposed additional area.

The following policies expand upon the criteria for boundary adjustments and other amendments to the Sewerage General Plan. Boundary adjustment Criterion A requires that developments which receive boundary adjustments must be consistent with the policies of a Community Plan. Policies V-48 through V-51 provide the basis for evaluating the consistency of boundary adjustments and other sewer amendments with the Vashon Community Plan.

V-48 IN REVIEWING BOUNDARY ADJUSTMENTS AND OTHER LSA AMENDMENTS, WHERE AN EXISTING OR POTENTIAL HEALTH HAZARD DEVELOPS OUTSIDE A SEWER LOCAL SERVICE AREA, AND BEFORE SEWER SERVICE IS PROVIDED, THE APPLICANT MUST DEMONSTRATE THAT OTHER ALTERNATIVES FOR WASTEWATER DISPOSAL ARE NOT FINANCIALLY OR TECHNICALLY FEASIBLE. SUCH DEMONSTRATION SHALL INCLUDE A COMPARISON OF ALTERNATIVES AS TO THEIR EFFECTIVENESS, COST, AND IMPACTS ON THE COMMUNITY PLAN.

The most costly solution to a health problem, usually public sewer service, is sometimes applied to a community or individual in ignorance of other less costly and equally effective solutions such as the on-site systems discussed above. Policy V-48 is consistent with the King County Comprehensive Plan when sewer agencies request changes to a service area. This policy would also require an applicant requesting a boundary adjustment to make a similar demonstration. (Also, see policy V-46 about community sewage systems.)

V-49 A DECISION TO GRANT A BOUNDARY ADJUSTMENT TO THE LSA SHOULD NOT BE MADE SOLELY BECAUSE THE MINIMUM LOT SIZE OF A ZONE CLASSIFICATION IS TOO SMALL TO MEET ON-SITE WASTEWATER DISPOSAL STANDARDS. SPECIFICALLY, LARGER LOT SIZES THAN THE MINIMUM REQUIRED BY ZONING SHOULD BE CONSIDERED AS AN ALTERNATIVE TO A BOUNDARY ADJUSTMENT.

Although residential densities outside the LSA are generally geared to on-site systems, parcels have not been reviewed on a site specific basis. Therefore, lots larger than the minimum area allowed in a zone classification may be necessary to meet on-site disposal regulations.

¹ See earlier discussion regarding alternative wastewater systems which are allowed by the Health Department.

For example, in the RS-15,000 zone, lot sizes of at least one acre should be considered as an alternative to a boundary adjustment. However, it should be noted that the adequacy of a development site to support on-site systems is only one of the criteria for boundary adJustments; all criteria must be met in order for an LSA boundary adjustment to be approved.

V-50 WHEN CONSIDERING FUTURE BOUNDARY ADJUSTMENTS TO THE LSA ON VASHON, DEMONSTRATION SHALL BE REQUIRED THAT SEWER SERVICE WOULD NOT BE MADE AVAILABLE TO, OR RESULT IN, ADVERSE IMPACTS TO AGRICULTURAL LANDS, FLOODPLAINS, WETLANDS OR OTHER SENSITIVE AREAS. IN THE VASHON PLAN, SENSITIVE AREAS ARE DEFINED TO INCLUDE HIGH GROUND WATER RECHARGE AREAS AND WILDLIFE HABITAT AREAS.

This policy expands upon Criterion C and emphasizes the importance of sensitive areas and Development Limitation Areas to the Vashon community. The policy further defines "other sensitive areas" to include wildlife habitat areas identified in the Plan and ground water recharge areas. Ground water recharge areas were identified in the Vashon/Maury Island Water Resource Study.

- V-51 THE FOLLOWING CONDITIONS MUST BE EVALUATED IN DETERMINING THE ADEQUACY OF WATER SERVICE FOR PROPOSED BOUNDARY ADJUSTMENTS TO THE LSA:
 - A. A SEWER LOCAL SERVICE AREA BOUNDARY ADJUSTMENT SHOULD NOT BE ALLOWED IF THE RESULTING DEVELOPMENT WOULD ADVERSELY IMPACT DOMESTIC WATER SUPPLIES WHICH SERVE EXISTING OR PREVIOUSLY APPROVED USES.
 - B. NO BOUNDARY ADJUSTMENT SHALL BE ALLOWED UNLESS CLASS ONE WATER SERVICE IS AVAILABLE AND IS TECHNICALLY ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

This policy emphasizes the importance of evaluating water service impacts of new developments on existing customers.

There is a critical relationship between high density development requiring sewers and water supplies on Vashon Island. Wastewater in sewered areas is not recharged into ground water supplies. Following treatment, this water is discharged into Puget Sound. Development at high densities, associated with the extension of sewers, could adversely impact the limited capacity of Vashon's water supply in two ways. First, it decreases the amount of recharge that would occur in areas served by sewers where the water is returned to the ground through septic systems. Second, it could have an adverse impact by reducing the amount of water available to current customers.

Before granting a local service area boundary adjustment, the applicant must demonstrate that the water system is adequate to serve the proposal and that the resulting development will not adversely impact domestic water supplies which serve existing developed areas on Vashon. Possible adverse effects could include: pollution of water sources and supplies; depletion of water supplies; and impacts on the existing development so that flows do not meet the County fire flow standards.

¹ See the Development Limitations section of this Plan.

Existing uses which require sewers to alleviate health hazards are exempt from the assessment requirement. In reviewing all other boundary adjustments, water service impacts on other customers (in terms of depletion of supplies, reduced fire flows, etc.) shall be considered.

The findings of the Vashon/Maury Island Water Resources Study should be used in reviewing the impacts of boundary adjustments on water supplies. BALD (the Building and Land Development Division) should ask the developer to submit the following information about water supply impacts associated with proposed boundary adjustments.

1. Existing Conditions

Describe the relationship of the site to any known high ground water recharge area. Include the following characteristics of aquifers beneath or within a one-half mile radius from the development site: areal extent, depth, thickness and quality.

2. Impacts of the Development Proposal

- a. Consider the effects of the project on the quantity of local ground water supplies. Describe how the existing drainage patterns will be altered and any corresponding changes in the amount of on-site infiltration of rainwater.
 - Evaluate the potential impacts of the project on the quality of ground water recharge water and the effects that this will have on the quality of water in underlying aquifers.
- 3. Other factors may be added based upon the results of the ground water study.

(See the discussion under Policy V-61 in the Domestic Water Section for further information.)

Requiring Class 1 water service for developments which will be served by sewers is consistent with domestic water policy V-58. Intensive development should be served by a public water district or a Class One water system.

SPECIAL RECOMMENDATIONS

1. THE BURTON, JUDD CREEK, AND QUARTERMASTER HARBOR AREA SHOULD BE CONSIDERED A POTENTIAL AREA FOR AN ON-SITE WASTEWATER ENGINEERING AND MANAGEMENT STUDY. KING COUNTY SHOULD STUDY THIS AREA FOR THE DESIRABILITY AND FEASIBILITY OF A WASTEWATER MANAGEMENT PROGRAM.

This area has been singled out for study because of water pollution problems in inner Quartermaster Harbor and Judd Creek. The Burton and Judd Creek subdrainage basin has had a history of many septic system repairs. In the past twenty-four years, 59 percent of the approved septic tank systems have required major repairs in order to meet Health Department standards. 1

¹ Fulmer, Charles, Natural Constraint Relationships to the Vashon Land Use Concepts, King County Planning Division, 1979.

The high bacterial contribution of the Judd Creek drainage to Quartermaster Harbor has been known for nearly 20 years. The latest and most extensive study of the Quartermaster Harbor Area was conducted for the King County Parks Division by the University of Washington, College of Forest Resources. Volume 5, Sanitation and Water Pollution, includes the results of water sampling and information on bacterial and non-bacterial pollutants.

As discussed, the costs of two alternative sewage systems for the Burton Area were estimated as part of the Wastewater Subcommittee's report. Since these costs are considered prohibitive at present, the Plan Committee recommended an on-site wastewater study in this area and the possible establishment of an on-site maintenance program to ensure that septic systems are working optimally.

The on-site wastewater study should address two elements: (1) engineering and (2) management. The engineering element should identify septic system problems and include further documentation about the major sources of pollution in Quartermaster Harbor and Judd Creek. The management element should address management alternatives and how a wastewater management system will differ from what is required by proposed on-site regulations. Further, the study should recommend whether or not a maintenance district should be established and if so, who would be the appropriate managing entity.

It is possible that grant money may be available to the County for studying a wastewater management system. This recommendation encourages undertaking such a study for the Burton-Judd Creek Area.

2. KING COUNTY SHOULD MONITOR WATER QUALITY IN WELLS NEAR THE COUNTY LANDFILL SITE AND IN JUDD CREEK TO DETERMINE WHETHER THE LANDFILL SITE IS CONTRIBUTING TO THE DEGRADATION OF WATER QUALITY. IF DEEMED NECESSARY BASED UPON THE RESULTS OF THIS STUDY, MEASURES SHOULD BE REQUIRED TO MITIGATE POLLUTION PROBLEMS RELATED TO THE SITE.

The policy of the King County Solid Waste Division is to upgrade the existing landfill site on Vashon to meet present and future federal, state and local standards for solid waste handling.

Currently, all landfills in King County are required to meet King County Board of Health Rules and Regulations which establish minimum functional standards for solid waste handling. Specific mitigations for the Vashon site may be required by the Health Department; they have not been determined at this time. However, the monitoring of water quality in Judd Creek is now required by the Health Department. This water quality testing will give a better indication of the quality of Judd Creek near the dump and the effects, if any, of the landfill site on pollution of the creek. Depending upon the results of the water quality testing program, measures may be instituted to mitigate pollution problems associated with the landfill site.

3. THE COUNTY SHOULD STUDY THE PROBEMS OF EXISTING SEPTIC TANKS SYSTEMS WHICH ARE DISCHARGING DIRECTLY OR INDIRECTLY INTO PUGET SOUND.

Approximately one-third of the housing units on Vashon have approved septic tank systems which were installed in the past 22 years. Of this group, over one-third have required extensive repairs to maintain acceptable levels of operation. This recommendation was in Dr. Charles Fulmer's study.

4. KING COUNTY SHOULD CONDUCT A STUDY TO EVALUATE AND RECOMMEND ALTERNATIVE INDIVIDUAL AND COMMUNITY SEWAGE DISPOSAL METHODS FOR VASHON ISLAND TO PROTECT CRITICAL GROUND WATER SUPPLIES. THIS SHOULD BE COMPLETED WITHIN 18 MONTHS OF THE ADOPTION OF THIS PLAN SO THAT THE FINDINGS CAN BE USED BY RELEVANT HEALTH AGENCIES IN ENFORCING A NON-DEGRADATION POLICY, AND AS A BASIS FOR DECISIONS RELATING TO WATER QUALITY PROTECTION.

Several alternative types of sewage disposal systems have been developed. Currently, King County only permits the use of three of these (composting toilets, mound systems and sand filters) and only in limited circumstances to correct an existing or imminent failure.

New septic alternatives need to be thoroughly evaluated and considered for use in King County, especially in areas where domestic water is only available from groundwater sources.

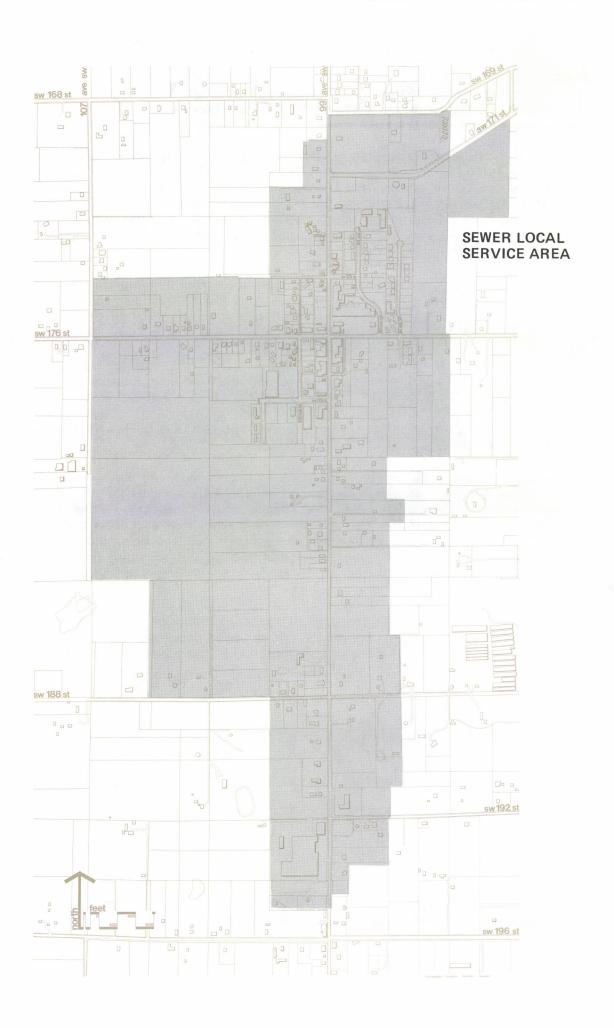
RECEPTACLES FOR DANGEROUS HOUSEHOLD WASTES SHOULD BE MAINTAINED AT THE COUNTY LANDFILL SITE.

Most households have products that are hazardous to human health or the environment. Items such as disinfectants, pesticides, and motor oil contain chemicals that can cause physical harm or environmental damage when disposed of improperly. When toxic substances are thrown in the trash, they end up at landfills where chemicals may seep into groundwater. When washed down the sink, they can disturb the operation of septic tanks. When poured on the ground, they can filter through the soil into groundwater. The placing of receptacles at the Vashon landfill site would encourage the proper disposal of household wastes.

Until convenient receptacles can be established, people should call the Seattle-King County Department of Public Health or a private contractor to determine the best method of disposal. Information on the safe use and disposal of hazardous products can be obtained by calling the "Hazards Line" at 587-3292.

¹ Fulmer, Charles, Natural Constraint Relationships to the Vashon Land Use Concepts, King County Planning Division, 1979.

^{2.} Ibid.



DOMESTIC WATER

This section includes policies about domestic water service and water resources. Policies are based on the Plan's goals, comments from the Seattle-King County Health Department and local water agencies, statements received during public meetings, recommendations submitted by the Domestic Water Subcommittee for the 1981 Plan and the findings and conclusions of the Vashon/Maury Island Water Resources Study. A special study on domestic water supply sources was undertaken during the original planning process. As a result of a special recommendation in the 1981 Vashon Community Plan, the Vashon/Maury Island Water Resources Study was completed in 1983. This study was used as the basis for the Community Plan Update (adopted in 1986).

As is often characteristic of a rural community, and especially an island, all domestic water supplies are drawn from groundwater resources. These resources are limited and, as has occurred on other rural islands of western Washington, residents have become increasingly concerned.

The study prepared for the original planning process identified three major problems relating to the water resource at that time. One of the major problems was that there was little information available on the Island's water resources, which leaves questions about the location and depth of aquifers and the quantity and quality of water they may yield. As a result, it has been difficult for local water purveyors to find new water sources to meet growing demand. It is not uncommon for thousands of dollars to be spent drilling wells without finding the water supply needed and the costs and the uncertainties involved in drilling for water have kept some of the largest purveyors from developing new sources.

Another problem was that many of the Island's existing water supplies did not meet minimum State or County requirements. For example, of the 83 water systems inventoried in the Community Profile, only 30 had received approval from the Seattle-King County Public Health Department. Failure to obtain adequate domestic water supplies has resulted in building permit and rezone denials, and this situation has proven to be a significant growth deterrant.

A third problem was that many of the Island's existing water sources were thought to not be adequately protected against contamination from septic systems.² The direct discharge of liquid waste into the ground through septic systems is one of the most common causes of ground water pollution. Most homes on the Island use septic systems and many of these systems appeared to be inadequate or failing.³ According to one report, increases in nitrate concentrations, an indicator of possible contamination from septic systems, has been evident in some Island water supplies.⁴

¹ Fulmer, Charles "Natural Constraint Relationships to the Vashon Land Use Concepts", King County Planning Division, 1979.

² Ibid.

³ Ibid.

⁴ Gilliam, Robert J. in an article on Vashon's water supplies in The Vashon-Maury Island Beachcomber, December 27, 1979.

Subsequently, The Vashon/Maury Island Water Resources Study found that the Island has two major aquifers: the principal aquifer, at 0-400 feet above sea level, and the deep aquifer at 100-300 feet below sea level. Most domestic water supplies (about 95%) are drawn from the principal aquifer, although some wells do penetrate the deep aquifer.

The only source of water to recharge the aquifers comes from local precipitation. There is no recharge of the water supply from off-island sources. Average annual precipitation for the Island is about 40 inches per year. Of the total precipitation, only a small amount (approximately 10%) actually recharges the aquifer. The rest either runs off as surface water or evaporates.

The Water Study also shows that the Island's water supplies may not be adequately protected against contamination (as indicated in the earlier study). Water quality, although still within State quality standards, is decreasing. The major sources of potential water supply contamination are septic tank effluent, animal wastes and saltwater intrusion.

The following domestic water policies address the problems of inadequate and substandard water supply systems, groundwater contamination, and depletion of existing water sources. Recommended implementation measures fall in either the category of land use and density controls or special development regulations.

V-52 ISLAND WATER RESOURCES SHOULD CONTINUE TO BE THE SOLE WATER-SUPPLY SOURCE IN THE FUTURE. THE PLAN DISCOURAGES IMPORTING WATER FOR DOMESTIC USES FROM OFF THE ISLAND.

The Plan recommends that the Island's own resources continue to be the source of all water used for domestic supplies. This policy is consistent with the Plan goal of encouraging the self-sufficiency and independence of Vashon residents and the goal of maintaining the rural character of the Island. Piping water from the mainland is an alternative that is not recommended at this time.

V-53 LAND USES AND DEVELOPMENT DENSITIES SHOULD BE PLANNED SO THAT DEMANDS ON THE ISLAND'S GROUNDWATER RESOURCES DO NOT EXCEED ITS CAPACITY TO PROVIDE ADEQUATE SUPPLIES WITHOUT DETERIORATION OF QUALITY. IN ORDER TO ACHIEVE THIS, ONGOING RESEARCH AND MONITORING AS RECOMMENDED IN THE VASHON/MAURY ISLAND WATER RESOURCES STUDY SHOULD BE CONDUCTED.

If the Island is allowed to develop beyond what its resources can safely support, severe and permanent depletion and/or degradation of domestic water resources might result. The depletion of water resources could occur if more water is withdrawn from the ground than is being returned. Degradation of water quality could result from contamination by septic systems or salt water intrusion. Some of these problems are irreversible once they have occurred and may render water resources unfit for domestic use.

Until more information is available from proposed ongoing monitoring of the ground water resources the pattern of development proposed in the Plan provides, at a basic level, the essential ingredients of a good water management plan: it concentrates development where it is least likely to have an adverse impact on ground water resources (sewered areas) and minimizes development where this is most likely to occur (upper plateau areas). This is explained in the following discussion.

¹ See Special Recommendation 1 at the end of this section.

Development on the Island's upper plateau areas is most likely to have an adverse effect on water supplies. This is because the upland portions of the Island are the primary recharge regions for its aquifers. Dense septic system development in this area, especially in areas of high potential recharge, could threaten the quality and quantity of the Island's water supplies.

The Plan calls for a 5 acre density limitation on most of the upland portions of the Island with a 10 acre limitation in high recharge areas. Higher densities on the plateau are planned only at the Town of Vashon, where sewers and public district water service are available.

Development along the Island's shorelines is less likely to affect the quality of water supplies because these areas lie at the edge of the aquifers. Any groundwater contamination that might occur here would probably drain towards the Sound.

V-54 PROTECTION OF THE GROUNDWATER AQUIFER IS OF PRIMARY IMPORTANCE TO THE ISLAND. FURTHER WATER QUALITY DEGRADATION WHICH WOULD INTERFERE WITH OR BECOME INJURIOUS TO EXISTING OR PLANNED USES SHOULD NOT BE ALLOWED.

The most significant means of protecting the Island's water resources may be achieved through the land use and density controls proposed in the Plan. Other recommendations in this section will help achieve the same end. For example, policies V-59 and V-60 recommend ways to guard against the depletion of water resources resulting from over-development. This can happen when local water purveyors, attempting to meet demands for service, provide water to more customers than their resources can support. Policy V-61 recommends that a study be done in special situations where a development might have a negative impact on the Island's water resources. Policy V-62 asks the County to give special attention to the proximity of septic systems or other potentially polluting sources and domestic water supply sources when granting permits. Policy V-63 asks that current requirements for water rights be extended to cover all public water systems on Vashon Island. These requirements are designed to prevent the depletion of existing water supplies resulting from development of new sources. In addition, a water use performance standard is applied to all new development through a P-suffix condition in the Area Zoning.

V-55 USE EXISTING DOMESTIC WATER SUPPLIES AND WATER SYSTEMS EFFICIENTLY.

A major threat to Vashon Island's water supplies is contamination from septic systems. While there are other possible sources of groundwater contamination, this is the most common in developing rural areas. Septic systems (or most other on-site methods of wastewater disposal) discharge contaminated effluent directly into the ground where it can seep down to the water table. As development on septic systems increases, the volume of contaminated groundwater increases and, at some point, will begin to adversely affect domestic water supplies. This need not occur however, as long as development densities do not exceed certain levels. According to the conclusions of the Vashon/Maury_Island_Water_Resources_Study, density levels of 5 acres and up should not only minimize the risk of contamination from septic systems but also continue to provide adequate recharge areas.

One of the most effective measures to encourage the efficient use of existing water supplies and systems is the pattern of uses and densities proposed in the Plan. One of the criteria used in determining what areas should receive more intensive development was the availability of an existing Class 1 water system or public water district (although densities were restricted when high recharge areas were present). By locating development where these systems are established and by encouraging a land use pattern of concentration rather than dispersion, the existing water systems can be developed more efficiently because less money and energy will be spent on extending water lines into new areas. To encourage developers to use existing water systems and to support the growth of the larger or more adequate water systems, policy V-58 states that all intensive development should be served by Class 1 water systems or a public water district. Policies V-59 and V-60 will also contribute to the more efficient development of water systems by discouraging the system from over-extending.

V-56 ALL OF VASHON ISLAND IS DESIGNATED A WATER SERVICE AREA.

K.C.C. 19.08 states that each community plan shall designate a Water Service Area. A Water Service Area is defined as an area in which public water service is permitted. This includes Class 1, 2, 3 and 4 water systems. Outside water service areas, all water systems must be private. (A private water system serves one household.) This policy establishes that Class 1, 2, 3 and 4 water systems are permitted on Vashon Island and that no areas will be limited to private systems.

V-57 TO PROTECT DOMESTIC WATER RESOURCES, HIGH GROUNDWATER RECHARGE AREAS AND WATERSHEDS SHOULD BE MAINTAINED IN RESIDENTIAL OR SIMILARLY NON-INTENSIVE USES AT LOW DENSITIES.

The relationship between development density and groundwater quality is well established: higher densities generally reduce the quality and quanity of ground water. As explained under the discussion of policy V-53, the entire upper region of Vashon Island is an important groundwater recharge area. However, the <u>Vashon/Maury Island Water Resources</u> Study identified varying degrees of recharge potential on the plateau.

High groundwater recharge areas are areas which permit relatively high volumes of rainwater to filter into the groundwater system. They may also be areas where recharge water has an immediate relationship to a major public water source. These areas are highly sensitive to the impacts of development.²

Class 1 water systems are community systems with 100 hookups or more, Class 2 systems have 10 to 100 hookups, and Class 4 systems between 2 and 10 hookups. Class 3 systems are non-community systems serving group housing with 25 or more residents at least 60 days a year.

^{2.} If dense development takes place in a high ground water recharge area, local water supplies can become contaminated or depleted. Depletion of water supplies can happen with the increase of impervious surfaces that occur as development takes place, preventing rainwater from percolating back into the soil to replenish aquifers. In addition, denser development requires more water. Contamination of water supplies can result from septic system effluent, excessive use of fertilizers, intensive grazing, or confinement of livestock. While these problems could occur anywhere on the Island, in high ground water recharge areas the impact would be more significant and more severe.

Other areas important to the Island's water resources are watersheds. The uses and densities permitted in watersheds through zoning should be low and non-intensive.

V-58 INTENSIVE DEVELOPMENT, INCLUDING MULTIFAMILY HOUSING. HIGH DENSITY SINGLE FAMILY HOUSING, COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHOULD BE SERVED BY A PUBLIC WATER DISTRICT OR BY EXISTING CLASS 1 WATER SYSTEMS.¹

This policy encourages intensive growth to occur where the Island's larger and more fully developed water systems are established. These include King County Water District #19, Burton Water Company, Dockton Water Company and Heights Water Corporation. These larger water systems are better able to assemble the capital necessary to accommodate future growth. This is particularly true for public water districts such as Water District #19.2 By encouraging development to occur where public water districts or Class 1 water systems are located, the extension of water lines into new areas will be minimized. As a result, more money can be committed to upgrading the existing systems and developing new water sources.

V-59 AS AN ADDITIONAL REQUIREMENT FOR THE COMPREHENSIVE PLANS OF PUBLIC WATER SYSTEMS ON VASHON ISLAND, THE COUNTY SHALL ASK THAT INFORMATION BE INCLUDED ASSESSING THE ABILITY OF EXISTING AND POTENTIAL WATER SOURCES TO MEET ANTICIPATED POPULATION GROWTH. PLANNED EXPANSION OF THE WATER SYSTEM SHOULD BE PROHIBITED IF THE ANALYSIS REVEALS A RISK TO THE ADEQUACY OF SERVICE INCLUDING QUALITY OF WATER BEING PROVIDED TO CURRENT USERS.

According to Chapter 13.24 of the King County Code, all public water systems are required to develop a comprehensive plan. A comprehensive plan includes: (1) a description of the existing water system, (2) an assessment of anticipated growth; and, (3) a description of planned expansion or improvement of the system.

An approved comprehensive plan is required before certain actions can be permitted. For example, each public water system must have an approved comprehensive plan to use County road right-of-ways or to do any work that would require digging up or altering a County road. Public water districts are required by state law to have approved comprehensive plans before any improvements to the system can be made. To gain final plat (formal subdivision) approval it is necessary to show that adequate water can be supplied to the plat. This must be done on the basis of an approved water comprehensive plan.

In drafting comprehensive plans, water purveyors are asked to address anticipated growth and the quantity and quality of existing water sources. However, they are not specifically asked to estimate whether growth can be supported by existing and potential water sources. Policy V-51 will ensure that this is considered by all Island water purveyors and will help prevent the extension of water systems beyond the capacity of available and forecast water sources.

¹ Food processing operations are considered agricultural activities, not commercial or industrial uses. Therefore, this policy does not apply to such operations.

Public water districts have several privileges which private water companies do not have. Because public districts are not limited as private water companies are by the Washington State Utilities and Transportation Commission, they are able to raise and save money and obtain loans. This enhances their ability to upgrade water systems, develop new water sources, or acquire watersheds.

Implementation of this policy will be achieved through County review of water system plans pursuant to K.C.C. 13.24. This chapter requires that water comprehensive plans be consistent with the policies of community plans.

V-60 KING COUNTY SHOULD GIVE SPECIAL ATTENTION WHEN REVIEWING BUILDING PERMITS, SHORT PLATS, SUBDIVISIONS, PLANNED UNIT DEVELOPMENTS AND REZONES TO ENSURE THAT EXTENSION OF WATER SERVICE TO NEW CUSTOMERS WILL NOT REDUCE SERVICE TO EXISTING CUSTOMERS BELOW MINIMUM STATE AND COUNTY STANDARDS.

The County regulates the expansion of water systems to ensure that the level of service provided meets the minimum State and County standards. This is done through the comprehensive plan requirement, under K.C.C. 13.24 (described under policy V-59) and through the development review process.

During the development review process, applicants for building permits, short plats, subdivisons, planned unit developments, and rezones are asked to provide certification that adequate water service can be provided to the development. If water is to be supplied by a local water purveyor (a water company or water district), the developer must submit a request for services. The water purveyor must verify that he can provide service to the proposed development at the minimum standards or better.

Water purveyors are not specifically asked to assess whether the extension of service to new customers will have an adverse impact on the service provided to existing customers. Policy V-60 will help ensure that this is considered before development approval or permission to extend water service is granted by the County.

In order to implement this policy, King County should require water purveyors to verify that the extension of service to the proposed development will not, under normal circumstances, reduce service to existing customers below the minimum State and County standards. When this certification cannot be made or evidence exists that there will be an adverse impact to existing customers, BALD will require the developer to submit a report to include the following:

- 1. A description of the basic features of the water system proposed to serve the project.
- A description of the impacts of the project on the water system that will serve it and an evaluation of the effects of the project on the level of service provided to existing customers.

Depending on the results of this report, BALD should: 1) deny the extension of water service, 2) outline conditions to be met before extension is granted, or 3) approve the extension of water service.

This requirement should apply to the certification of the availability of water for all individual building permits, short plats, subdivisions, planned unit developments and rezones, except for single family building permits and short plats of two lots or less.

V-61 SPECIAL CONSIDERATION SHOULD BE GIVEN TO THE IMPACTS OF NEW DEVELOPMENT ON THE ISLAND'S GROUNDWATER RESOURCES. THIS SHOULD APPLY TO MAJOR DEVELOPMENTS, DEVELOPMENT IN HIGH GROUND WATER RECHARGE AREAS. OR DEVELOPMENT NEAR PUBLIC WATER SUPPLIES.

The following describes under what circumstances the impact of new development on groundwater resources is of concern. The criteria used in making this determination are related to the size of a development, the density proposed, or its location with respect to high recharge areas or public water supplies.

1. Major developments anywhere on the Island. This includes formal subdivisions and planned unit developments with a gross average density greater than one dwelling unit per five acres² and commercial, industrial or multifamily building permits involving structures greater than 5,000 square feet.³ Major County capital improvement projects such as park development or road construction involving 5,000 or more square feet of development coverage are also of concern.

This requirement will be waived at BALD's discretion under the following circumstances: Where the proposed development will occur along the Island's shorelines which are zoned AR-2.5 or where the development will use sewers as opposed to conventional on-site methods of sewage disposal.

- 2. All development with a gross average density greater than 1 house per 10 acres in high potential ground water recharge areas. This includes formal subdivisions, PUDs, short plats, and building permits requiring septic systems other than single family building permits.
- 3. All development within 1500 feet⁵ of a public water supply well or spring. Again, this includes formal subdivisions, PUDs, short plats and building permits requiring septic systems other than single family building permits.

Policy V-61 should be implemented through the environmental review process under SEPA (State Environmental Policy Act). When completing the environmental checklist, BALD should ask that the developer submit the following information:

¹ High groundwater recharge areas are identified in the Vashon/Maury Island Water Resources Study.

² Five acres has been recommended in the <u>Vashon/Maury Island Water Resources Study</u> as the minimum lot size necessary for the safe dilution of septic system effluent so that groundwater quality remains well within water quality standards.

³ This is the standard under K.C.C. 20.50 (Surface Water Runoff Ordinance) for determining when building permit requests should be required to submit a drainage plan.

⁴ One dwelling unit per 10 acres has been recommended in the <u>Vashon/Maury Island Water Resources Study</u> as an appropriate lot size for the safe dilution of septic system effluent in high groundwater recharge areas.

^{5 1500} feet is recommended as a reasonable distance from a public water supply within which this policy should be applied. It is comparable to distances required in several other areas of the country for similar purposes. Source: Robert J. Gilliom, hydrologist.

1. Existing Conditions

- a. Describe the relationship of the site to any known critical ground water recharge areas. Include the following characteristics of aquifers beneath or near¹ the development site: areal extent; depth; thickness; and quality.
- b. Describe the relationship of currently used wells and springs in the vicinity² of the site to potential sources of contamination (e.g., septic syslems, confined livestock, sanitary land fill). Include nearby³ water sources that do not have Health Department approval and explain why they do not have approval.
- c. Describe and document the presence or absence of water quality degradation associated with the potential sources of contamination described in 1(b).

2. Impacts of the Development Proposal

- a. Consider the effects of the project on the quantity of local groundwater supplies. Describe the method of conformance with K.C.C. 20.50 (Surface Water Runoff Ordinance) and any proposed surface water management programs. Describe how existing drainage patterns will be altered and any corresponding changes in the amount of on-site infiltration of rainwater.
- b. Evaluate the potential impacts of the project on the quality of groundwater recharge water and the effects that this will have on the quality of water in underlying aquifers. Include a consideration of effects of the septic systems and other potential sources of contamination associated with the project on the quality of water withdrawn from nearby wells and springs.

3. Mitigation Measures

Describe how the potentially adverse impacts of the project on the quantity of ground water recharge and on the quality of water in underlying or adjacent aquifers will be avoided or lessened to acceptable levels.

Due to the lack of extensive background data on the Island's groundwater system, it may not be possible to provide all of the above information. Therefore, the developer should make the best assessment of potential impacts based on available information, such as that which can be obtained from published materials, local agencies, individuals with professional expertise, and local property owners or residents. (See Appendix J for a list of sources that can be consulted in preparing this information.) When more information is obtained through ongoing monitoring and further study of the ground water resource, it should be easier to provide the information requested above.

BALD should assess whether the information provided by the developer is adequate and may ask for further information if necessary. The same information should be addressed in any EIS (Environmental Impact Statement) required by the County. The information provided should be used by BALD in determining a) whether to approve or deny the proposal and b) any special conditions that should be required for approval of the proposal.

¹ The area within a 1/2 mile radius from the site is recommended as a reasonable distance to be considered. Source: Robert J. Gilliom, hydrologist.

² Ibid.

³ Ibid.

V-62 THE SEATTLE-KING COUNTY HEALTH DEPARTMENT SHOULD GIVE SPECIAL ATTENTION WHEN ESTABLISHING SETBACKS FOR SEPTIC SYSTEMS AND OTHER POTENTIAL POLLUTION SOURCES TO PROTECT DOMESTIC WATER SUPPLIES.

The Health Department and property owners should be alerted in advance of areas where the installation of septic systems could cause contamination of a water source. Both parties should be forewarned of the possible need for establishing greater septic system setbacks than are required under better conditions. The accompanying map, entitled Domestic Water Service, and chart are intended for reference purposes. The map shows the approximate location of the Island's public water sources. Those water sources that occur along the Island's steep slopes might require better protection than sources on the upper plateau. The chart gives additional information about each source mapped. (This information is taken from the Vashon Community Profile, 1978.)

V-63 PERMIT DEVELOPMENT OF NEW PUBLIC WATER SOURCES ONLY IF IT CAN BE DEMONSTRATED THAT DEVELOPMENT OF THESE SOURCES WILL NOT ADVERSELY AFFECT EXISTING WATER SOURCES.

The purpose of this policy is to protect the existing water sources from depletion resulting from development of new wells. Due to evidence that many of Vashon Island's existing water systems do not meet the minimum State and County standards for water flows and due to the general problem of finding and maintaining adequate year-round water supplies, special efforts should be made on Vashon Island to prevent the depletion of the water sources used by existing water systems.

To ensure that the development of new water sources will not adversely affect existing sources, the Department of Ecology (D.O.E.) requires that a water right be obtained. The following discussion covers the basic requirements for granting a water right.

D.O.E. requires a water right be obtained if more than 5,000 gallons of water are to be drawn from a water source per day or when more than one-half acre of land is to be irrigated. Obtaining a water right involves submitting an application to DOE and giving public notice in a newspaper. There is a 30 day period for the public to submit protests. During this time, a field inspection of the water source is made to ensure that "water is available." If no protests have been received within the 30 day period, water rights are usually granted. If protests have been received, a pump test may be required. A pump test involves withdrawing water from the proposed source at the rate it will be used and monitoring the water level in neighboring wells. The pump test is carried out over a specified period of time. Based on the results, the water right may or may not be granted.

The state, under WAC 248-54-660, requires a water purveyor to control the land (own or lease) within a 100-foot radius of the source. This is the minimum standard; a control area of 200 feet is recommended by the state for dug wells and springs. Based on the state regulations, the Seattle-King County Health Department usually requires a 100-foot septic system setback. In certain situations, where a dug well or spring is involved and where soil and slope conditions present possible problems, a setback up to 200 feet or greater is required.

Before approving a water supply that involves development of a new water source, the King County Health Department asks that a water right be obtained from DOE. This is required when 5 houses or more are to be served by the water source. Because the average domestic water consumption of 5 houses is approximately equivalent to 5,000 gallons per day, DOE has advised the County to use this standard. Under the <u>Powers and Duties of the Board of Health</u> (R.C.W. 70.08), the King County Board of Health has the discretion to establish a more restrictive standard, if necessary, to protect the public health.

Due to the Island's current water problems and the potential for these problems to become more severe as development continues, a more restrictive standard should be applied on Vashon Island. The Plan recommends the King County Board of Health pass a resolution requiring the following:

- a. That a water right be obtained for all public water sources developed on Vashon Island; and,
- b. If the water source will be supplying 5 houses or more, which equals about 5,000 gallons per day, a pump test should be made before a water right is granted. The pump test should be used to assess the impacts of drawing water from the new source, on the aquifer and adjacent water sources. It should be the responsibility of the developer to furnish evidence that D.O.E. has evaluated a pump test as part of issuing a water right.

SPECIAL RECOMMENDATIONS

- 1. CONTINUED MONITORING ON VASHON ISLAND, AS RECOMMENDED BY THE VASHON/MAURY ISLAND WATER RESOURCES STUDY SHOULD BE CONDUCTED. THE ITEMS TO BE MONITORED ARE THE FOLLOWING:
 - 1. Monitor ground water levels from 20 wells monthly.
 - 2. Sample and analyze water from 20 wells and six springs quarterly.
 - 3. Collect precipitation data from nine stations daily.
 - 4. Install and operate stream measuring stations at three locations continuously.
 - 5. Monitor spring discharge at six locations monthly.
 - 6. Drill and geologically log six to ten monitoring wells.
 - 7. Monitor water levels in the new monitoring wells.
 - 8. Meter all major water production.
 - 9. Make new estimates of Island population for winter/summer.
 - 10. Perform site-specific evaluation of water quality problems.
 - 11. Perform site-specific evaluation to delineate Recharge Potential Level area boundaries.
 - 12. Investigate impact of drought on aquifer water levels.

- 13. Investigate the pollutant renovation factor (Rf) of each Recharge Potential Level area.
- 14. Prepare annual evaluation of collected water resource data.

The Vashon/Maury Island Water Resources Study was the result of a special recommendation in the 1981 Vashon Community Plan. The water study's recommendations were based on historical data from existing monitoring sites and one year of more intensive monitoring. One of the conclusions of the study was that additional research and monitoring needs to be conducted to validate the investigations previously done. This monitoring program will provide the additional data and could be incorporated into the management plan recommended as Special Recommendation 5.

- 2. THE KING COUNTY BOARD OF HEALTH SHOULD PASS A RESOLUTION REQUIRING THE FOLLOWING:
 - A. THAT A WATER RIGHT BE OBTAINED FOR ALL PUBLIC WATER SOURCES DEVELOPED ON VASHON ISLAND; AND,
 - B. THAT A PUMP TEST BE MADE BEFORE A WATER RIGHT IS GRANTED ON A WATER SOURCE THAT WILL BE SUPPLYING THE EQUIVALENT OF FIVE HOUSES OR MORE. THE PUMP TEST SHOULD BE USED TO ASSESS THE IMPACTS OF DRAWING WATER FROM THE NEW SOURCE ON THE AQUIFER AND ADJACENT WATER SOURCES. IT SHOULD BE THE RESPONSIBILITY OF THE DEVELOPER TO FURNISH EVIDENCE THAT D.O.E. HAS EVALUATED A PUMP TEST AS PART OF ISSUING OF A WATER RIGHT.

(For discussion of this recommendation see policy V-63)

3. GROUND WATER RECHARGE AREAS OR WATERSHEDS THAT ARE IDENTIFIED BY A QUALIFIED PROFESSIONAL AS BEING SIGNIFICANT TO THE QUALITY OR QUANTITY OF DOMESTIC WATER SUPPLIES SHOULD BE RECOGNIZED AS SENSITIVE AREAS AND RESTRICTED FROM DEVELOPMENT OR CAREFULLY MANAGED. Regulations to protect watersheds and ground water recharge areas are limited or non-existent. Public dedication of such areas is not required nor is money for public acquisition available at this time.

One method of protecting watersheds and ground water recharge areas would be to include them as sensitive areas under the Sensitive Areas Ordinance. This would give watersheds or ground water recharge areas similar recognition and consideration in the development of land as the sensitive areas now defined in the ordinance. In addition, the AR zones could be amended to include watersheds and ground water recharge areas as features of a site which, similar to class III landslide hazard areas and wetlands, should be dedicated or reserved in public open space.

¹ The average water consumption of 5 houses is about 5,000 gallons per day.

4. THE POLICY OF STATE AND COUNTY HEALTH AGENCIES SHOULD BE TO PREVENT ANY DEGRADATION OF VASHON GROUND WATER.

State and County agencies should recognize the importance of the ground water resource to Vashon Island. Their activities and regulatory functions should be consistent with the Vashon Community Plan Update's policies to prevent further degradation of the ground water resource.

- 5. A WATER RESOURCE MANAGEMENT PROGRAM FOR VASHON ISLAND SHOULD BE DEVELOPED. THE PROGRAM WOULD INVOLVE VARIOUS STATE AND LOCAL AGENCIES AND WOULD INCLUDE THE FOLLOWING ELEMENTS:
 - o MONITORING AND RESEARCH
 - o PUBLIC EDUCATION AND INVOLVEMENT
 - o POSSIBLE CORRECTIVE ACTIONS
 - o ADMINISTRATION/IMPLEMENTATION

The water resource management plan was suggested in the <u>Vashon/Maury Island Water Resources Study</u> as a method to continuously manage the water resources of the Island. It would require the cooperation of various state and local agencies that currently manage different aspects of the water resource, as well as Vashon Island residents. The program would include continuing monitoring started during the Water Study, research alternative on-site sewage disposal systems, establish a public education program on the benefits of conservation measures, identify corrective actions for failing septic systems and identify some management entity.

TRANSPORTATION

This section outlines policies and recommendations for future transportation improvements. These were adopted by the Vashon Plan Committee to address the needs and desires of the Vashon Community. They are consistent with the overall transportation goals and policies that were developed for the King County Comprehensive Plan.

Vashon is a sparsely populated Island close to three metropolitan areas (Seattle, Bremerton and Tacoma), and is accessible only by boat. Most of its residents are employed on the mainland and must commute by ferry to work.

Because it is an island, Vashon has transportation needs that are unique in King County. Meeting these needs is somewhat complicated by the multiplicity of agencies (King County, Metro, Washington State Ferries and Commuter Pool) responsible for providing transportation services to Vashon Island.

In addition to the street and highway system, Vashon has METRO transit service, Washington State Ferry service, and two small airport facilities. A description of these facilities and services can be found in the Vashon Community Plan Profile (1978).

Island residents are very concerned about preserving the present life style, the large areas of undeveloped land, and the historically slow rate of change. They have expressed (via a series of surveys and public meetings) a desire for:

- 1. No four-lane highways or other solutions characteristic of an urban or suburban area.
- 2. Significantly increased public transportation, both intra-island and to the mainland.
- 3. More facilities (trails, parks, etc.) for pedestrians, bicyclists, and horse-riders.
- 4. Adequate ferry service (and associated facilities) such that islanders can reasonably maintain employment and other activities on the mainland.

TRANSPORTATION POLICIES

V-64 FUTURE ADDITIONS TO OR CHANGES OF EXISTING TRANSPORTATION FACILITIES SHOULD PROVIDE EFFICIENT, ENVIRONMENTALLY SOUND TRANSPORTATION WHICH MAKES NEW AUTOMOBILE FACILITIES (ROADS, FERRIES, PARKING LOTS, ETC.) LESS NECESSARY.

The main focus of the transportation section of the Vashon Community Plan is on alternatives to the automobile. To achieve this, coordination among the agencies providing transportation services on Vashon is important.

- V-65 PUBLIC TRANSIT SHOULD BE ENCOURAGED IN EVERY POSSIBLE WAY.
- V-66 TRANSIT SERVICE SHOULD BE PROVIDED AMONG THE VARIOUS COMMUNITIES ON VASHON ISLAND.
- V-67 PARK-AND-RIDE LOT DEVELOPMENT BOTH ON THE ISLAND AND AT OR NEAR THE FERRY TERMINALS WHICH SERVE VASHON ISLAND (FAUNTLEROY, SOUTHWORTH, PT. DEFIANCE) SHOULD BE ENCOURAGED.

V-68 DIRECT BUS SERVICE SHOULD BE PROVIDED TO MAJOR EMPLOYMENT CENTERS ON THE MAINLAND.

The purpose of the preceding policies is to promote public transportation as a means of reducing reliance on the automobile. Concerns of the Vashon community include: better on-island service with routes being extended to other areas of Vashon, particularly Dockton and Tahlequah, and more direct service to areas on the mainland. Island is currently served by one METRO Transit route--#118. The regular #118 makes three daily round trips Monday through Saturday from Burton to downtown Seattle. This service is supplemented by morning and evening peak-hour shuttle service Monday through Friday between Burton and the Vashon Heights ferry terminal and between Fauntleroy and downtown Seattle. The daily patronage of the #118 route on the mainland side has increased from 150 passengers inbound and 70 passengers outbound in July of 1978 to 250 passengers inbound and 180 passengers outbound in May of 1979. Peak hour service is also provided on the mainland by the #34 route between Fauntleroy and the Duwamish industrial area; all-day service is provided by the #18 route between Fauntleroy and Ballard via downtown Seattle. Transit service is provided at Pt. Defiance for passengers on the Pt. Defiance - Tahlequah ferry route by the Tacoma Transit System route #11. which serves downtown Tacoma.

There are three park-and-ride facilities on the island, one located at Vashon Heights, one at Ober Park, and one at Vashon Center.

The Vashon community is very concerned about the impact it has on the mainland communities located near the ferry terminals. The community recognizes the problems and wishes to work out satisfactory solutions. Parking at the Fauntleroy ferry terminal has been a serious problem for many years. There are 23 spaces at this location, all of which are filled constantly. Consequently, Vashon Island and Kitsap County residents wishing to leave a car on the Seattle side of Puget Sound must find other parking areas. Unfortunately, this usually involves parking in the residential area surrounding the terminal. This causes friction between ferry patrons and residents of the Fauntleroy area.

The Seattle City Council recently passed an ordinance to allow certain areas of the city to restrict on-street parking to area residents only. If this program were to be applied to the Fauntleroy area without providing optional parking facilities for ferry patrons, serious problems could result.

- V-69 PROVIDE A SAFE AND EFFICIENT SYSTEM OF COMMUTER AND RECREATIONAL ROUTES FOR BICYCLISTS, PEDESTRIANS, AND EQUESTRIANS.
- V-70 IDENTIFY AND MAINTAIN AN ISLAND-WIDE SYSTEM OF HIKING AND EQUESTRIAN TRAILS.

The neighborhood meetings and various surveys revealed a great deal of interest in non-motorized transportation (pedestrian, bicycle, equestrian, hiking, and jogging facilities) by the Vashon community. A system of trails for these users was a high priority item in most of the surveys involving either transportation or parks.

Existing pedestrian facilities consist mainly of a few sidewalks in and around the Town of Vashon. This area provides much of the housing for the low-income and elderly residents. It is important to provide access to transit and to business areas of the community for these residents. Improvements need to be made to existing pedestrian facilities and new facilities should be added.

Vashon has a large number of equestrians and hikers currently using trails across private land for most of their activities. Although this practice is generally accepted by most of the present landowners, changes in ownership or in usage could result in closure of these trails. It is important for King County to investigate methods of identifying and obtaining easements for permanent use of trail facilities or to develop new trails. Refer to the Parks and Recreation Section, Policy V-85 through V-85f, for additional trails policies for the Island.

- V-71 STREET AND HIGHWAY IMPROVEMENTS SHOULD BE LOW-COST SAFETY AND MAINTENANCE PROJECTS WHEREVER POSSIBLE.
- V-72 TO RETAIN THE RURAL ENVIRONMENT, FOUR-LANE ROADS SHOULD NOT BE BUILT ON VASHON ISLAND.
- V-73 NEW ROADWAYS SHOULD NOT BE BUILT UNTIL OTHER VIABLE ALTERNATIVES HAVE BEEN IMPLEMENTED.

Vashon Island Highway is the main travel corridor on the Island. It extends from the ferry terminal at Vashon Heights to the ferry terminal at Tahlequah. Average daily traffic volumes in 1978 varied from a high of about 6,900 vehicles per day in the corridor between the Town of Vashon and Vashon Center to a low of about 600 vehicles per day near Tahlequah. Recently, traffic growth has averaged 10-15 percent a year, with the larger growth rate occurring in 1978. If current trends continue, a serious traffic congestion problem will occur in this corridor within the next 5 - 10 years.

The Vashon community desires roadway improvements which emphasize intersection and operational improvements such as signalization projects, channelization to provide separate left and right turn lanes, and safety improvements to reduce accidents. Winding roadways which do not have obvious safety problems should not be straightened indiscriminately.

Discussions with Vashon residents and survey responses have made it clear that four-lane roadways are unacceptable on the Island. Only 18 responses (5%) out of a total of 362 survey returns favored widening Vashon Island Highway to four lanes as a method of accommodating future traffic growth. One hundred and sixty-three (45%) of those responding favored intersection and operational improvements as a way to accommodate growth. A significant percentage (23%) would like to see land use decisions used in an attempt to limit needed improvements, and 27% supported building new facilities to provide alternative routes to the Vashon Heights ferry terminal.

- V-74 HIGH-SPEED PASSENGER-ONLY FERRY SERVICE TO VASHON ISLAND SHOULD NOT BE IMPLEMENTED.
- V-75 GREATER INCENTIVES SHOULD BE PROVIDED FOR PASSENGER TRAVEL VERSUS AUTO TRAFFIC ON THE FERRIES.
- V-76 FERRY SERVICE MUST BE RELIABLE SO THAT THE USER CAN MAKE CONNECTIONS WITH OTHER MODES OF TRANSPORTATION.
- V-77 FERRY SERVICE MUST BE MAINTAINED AT A LEVEL OF SERVICE WHICH MEETS THE REASONABLE NEEDS OF ISLAND RESIDENTS.
- V-78 THE IMPACT OF EXPANSION OF FERRY SERVICE, PARTICULARLY THE IMPACT ON ROADS, NEIGHBORHOODS, ETC., MUST BE CONSIDERED CAREFULLY.

Vashon Island is heavily dependent on the ferry system. To better accommodate travel, the ferry system has recently revamped the Vashon Fauntleroy-Southworth ferry schedule, adjusting crossing times to more accurately reflect actual travel times. The current schedule is proving very successful; ferries are remaining on schedule, and overloads, which used to be common during the morning and evening peak hours have become less frequent.

To provide incentives for carpools and vanpools, The Washington State Department of Transportation (WSDOT) has plans to add at least one lane to the ferry docks at Fauntleroy and Vashon. These lanes would be reserved for buses, vanpools and carpools. The project currently includes a covered walkway on the Vashon dock and a second ferry slip at the Fauntleroy dock. A meeting was held in the Fauntleroy community by representives of the ferry system. A considerable amount of opposition to dock expansion plans was voiced by area residents at that meeting. WSDOT is working with these residents to resolve conflicts.

V-79 TRAVEL TIME AND ECONOMIC INCENTIVES SHOULD BE PROVIDED TO CARPOOLS AND VANPOOLS.

It is vitally important that incentives be provided to those who are willing to carpool or vanpool. These incentives could include exclusive lanes, priority loading on ferries, reduced ferry fares and reserved parking at ferry terminals or at destinations. The Washington State Ferry System currently provides incentives to vanpools in the form of a reduced ferry fare. The rate for a vanpool of at least 8 people is \$10 per quarter for the van plus the applicable rate per passenger. This is a considerable saving over the single-passenger auto rate of \$4.30 per trip (this rate does not include the 20% summer surcharge). The rate for a subscription bus is even lower--\$10 per year for the vehicle. Similar savings should be developed for those who are willing to carpool (three or more passengers per vehicle) on a regular basis.

V-80 FURTHER DEVELOPMENT OF AIRPORT FACILITIES SHOULD BE DISCOURAGED, EXCEPT FOR EMERGENCY SERVICES.

The two general aviation airport facilities on Vashon provide much needed emergency services to the island as well as a base for light aircraft. The publicly owned Vashon Island airport has four planes based there; there are 10 planes based at the privately owned airport at Wax Orchards. The majority of the committee feels that these two airports have adequate capacity to meet the present demand.

RECOMMENDED TRANSPORTATION PROJECTS

Street and Highway Improvements

The round of neighborhood meetings and the community-wide meeting held to discuss the Plan Concepts brochure revealed that most residents favored low-cost roadway improvements, particularly intersection and operational improvements. There was strong opposition to widening roadways to four lanes.

The main travel corridor on the island is Vashon Island Highway. It provides access to the ferry terminals at Vashon Heights and Tahlequah as well as directly serving the towns of Vashon and Burton. The highest volumes of traffic occur in this corridor and consequently, the majority of traffic problems. The high-priority roadway projects developed to meet present and future needs in this area are:

- 1. A left-turn pocket at the intersection of Vashon Island Highway with SW 168th St. (Cove Road). (This project was implemented in 1981.) (Vt-41)
- A traffic signal at the intersection of Vashon Island Highway with SW 176th St. (Bank Road). (Vt-40)
- 3. A left-turn pocket on Vashon Island Highway at 103rd Ave. SW for northbound traffic. (Vt-44)
- 4. Extend the hill-climbing lane on Vashon Island Highway at the Vashon Heights ferry terminal from its current terminus at approximately 105th Ave. SW south to at least Corbin Road. (Vt-10)

There are a number of new construction projects included in the recommended projects list. They focus on two areas: (1) providing access to potential areas of residential or industrial and commercial development, and (2) providing alternative routes to the Vashon ferry terminal from Maury Island and from the southern half of Vashon Island.

Bicycle and Pedestrian Improvements

The purpose of the bicycle and pedestrian improvements is to provide safe and convenient commuter and recreational bicycle routes on the Island and to improve the pedestrian facilities in and near the Town of Vashon. The comments received during neighborhood meetings continually stressed these needs.

The majority of roadways on Vashon Island have very low volumes of traffic. These low volumes make Class I (separate bike trails) or Class II (restricted bike lanes) facilities unnecessary on most of the island. A Class II bike facility is recommended along Vashon Island Highway between the ferry terminal at Vashon Heights and the Town of Burton. This facility would consist of a 6 to 8-foot paved shoulder on both sides of the highway, separated from the roadway by buttons and striping. The bike lane would provide a safe facility for both on and off-island users. Class III bike routes (signing only) would be established to most parks on Vashon and Maury Islands, including Dockton Park, the Nike Park site, Agren Park, Robinson Point and the Chevron Oil Dock, as well as on portions of the Westside Highway. A route would also be signed to the Tahlequah ferry terminal.

Pedestrian improvements are recommended in and around the Town of Vashon. These would consist of curb, gutter, and sidewalk or walkway improvements which would aid pedestrian access to the business and commercial area.

Transit Improvements

Improved peak-hour service and service to other communities on the island were primary concerns voiced by Vashon Island residents during the neighborhood meetings. In response, recommendations were developed to provide Dockton (implemented by Metro in February, 1980) and Tahlequah with peak-hour service and to develop a paratransit route (12-16 passenger van operating on a fixed route, by a schedule, with some allowance for route deviations). This would serve the west side of Vashon Island and Dockton, and connect with the regular #118 transit route at the Town of Vashon. The paratransit route would connect Burton with Vashon via SW 232nd St., the Westside Highway (131st Ave. SW - 128th Ave. SW - 130th Ave. SW - 135th Ave. SW), and SW 168th St. (Cove Rd.). From Vashon, the route would serve Dockton via Ellisport and Portage. It would operate with a single van on a 2-hour headway for 12 - 15 hours a day.

The park-and-pool/park-and-ride facilities should be expanded to include the Nike site on Vashon Island Highway, Ellisport, Engel's Corner, Dockton Park, Burton, and at the Town of Vashon when use of the Ober Park Park-and-Ride facility indicates a need for more spaces. Midday service between Burton and Vashon Heights is currently limited to two runs by METRO each day. Improvements should be made which would ultimately result in one-hour headways. In addition, later evening service should be provided.

Currently, the #18 frequently departs Fauntleroy just before the ferry arrives or arrives at Fauntleroy just after the ferry departs. The scheduling of this route should be examined, and changes made to better conform with the ferry schedule.

The Seattle-King County Commuter Pool has recently acquired a number of vans to use in organizing a vanpool program in the Puget Sound area. One of these vans began operation on Vashon Island in the fall of 1979 with participants from Vashon and Southworth. This program should be expanded as more vans become available and demand for this service increases.

Ferry System Improvements

Vashon Island is dependent on the Washington State Ferry System for connections to the rest of King County as well as Pierce and Kitsap Counties. These locations provide most of the employment opportunities and commercial centers as well as many social and recreational events. Vashon Island residents are concerned about maintaining the current level of service on all ferry routes. Since implementation of the June 3, 1979 ferry schedule, adequate capacity is provided on the Fauntleroy-Vashon-Southworth route and the Tahlequah-Pt. Defiance route for the existing population of the Island. As the population on Vashon increases auto capacity on the ferry routes should be increased to maintain the current level of service and prevent long lines of cars on Vashon Island Highway and numerous overloads on the ferries.

Vashon residents strongly support programs to increase the number of persons per vehicle. In order to provide incentives for pooling, the ferry system should implement priority loading for buses, vanpools, and registered carpools at the Vashon and Fauntleroy ferry docks. At the same time, King County should provide a left-turn pocket at 103rd Ave. SW and Vashon Island Highway (project #Vt-44) and sign this intersection to route buses, vanpools, and carpools onto 103rd Ave. SW. Southworth-bound vehicles could also be directed onto 103rd Ave. SW. Provisions must be made where 103rd Ave. SW and Vashon Island Highway intersect at the ferry dock for those vehicles to reach their respective lanes.

The Tahlequah-Pt. Defiance route currently operates on a split schedule--6:00 A.M. to 1:30 P.M. and 3:10 P.M. to 10:35 P.M. This scheduling technique forces many residents to cut short or skip activities in the evening on the mainland in order to catch the last ferry from Pt. Defiance at 10:35 P.M. This route should be examined for additional service, especially extended evening service until at least midnight.

Vashon residents are very concerned about the impact they have on communities located near the ferry terminals both on and off the Island. The problems at Fauntleroy have steadily increased as the number of people using the Vashon and Southworth ferries has grown. It is imperative that additional parking facilities in the vicinity of the Fauntleroy ferry terminal be found. The ferry system should investigate the feasibility of acquiring or leasing space at Lincoln Park, Westwood Village, or other appropriate areas to supplement the minimal parking at the ferry terminal.

SPECIAL RECOMMENDATIONS

The unique transportation problems faced by Vashon Island cannot be solved by one agency operating alone. Coordination among agencies is necessary to ensure that improvements instituted by one agency are not inadvertently negated by the actions of another. A committee should be formed to provide direction and coordination among the various transportation agencies with jurisdiction over elements of the Vashon Island transportation system. The committee should include representatives of the Vashon Community Council, Washington State Ferries, METRO, Commuter Pool, and King County.

The Vashon Island airport has been the center of considerable controversy in recent years. Aviators and community residents have been at odds as to the best use of this facility. Safety improvements, such as the removal of trees at both ends of the runway, have been completed. The available facilities should adequately handle any increased demand in the near future. The airport at Wax Orchards also provides facilities for light based aircraft.

The Victor Program provides transportation for senior citizens and handicapped residents of Vashon. It has a 15 passenger van equipped with a wheelchair lift which they use to transport residents to the hot lunch program at Ober Park and special events on Vashon and the mainland such as Seattle Mariners games, Senior Citizens day at Longacres, and movies or plays. Funding resources have limited the ability to supply this service on a full time basis. County block grant funds should be requested to help support and expand this program.

The Vashon community has expressed a great deal of interest in developing a trail system on the island for equestrians, joggers, and hikers. A plan for such a system should be developed. Specific trail recommendations are included in the Parks and Recreation section following Policy V-85f.

PROJECT DESCRIPTIONS

This section contains a description of all recommended transportation projects by functional category, followed by implementation tables and maps, showing project locations.

The implementation tables indicate both a priority and a time frame for implementing projects. While the time frame is necessary and useful, the priority is the key element: the availability of funds will affect the actual starting and completion dates. Also unforeseen opportunities or constraints could alter their sequence.

The tables also give preliminary cost estimates. As projects rise on the priority list, more detailed analysis of soils, drainage, specific design, etc. would be done by the responsible jurisdiction. For some projects, this additional information could change the scope of work and the estimated project cost.

The tables show what agency is responsible for implementing projects. For projects not within King County's jurisdiction the adoption of the Vashon Community Plan will involve only strong recommendation. This Plan does not supplant each individual agency's responsibilities for capital improvement programming and program budgeting.

Street and Highway Improvements

Street and highway improvements were separated into several categories which grouped similar improvement types together. These are described as follows:

New Construction - construction of a roadway on a new alignment.

Major Widening and Reconstruction - the addition of travel or turning lanes to an existing facility, resulting in an increase in vehicle capacity. While the existing pavement will be salvaged to some degree, costs usually include reconstruction or resurfacing of the existing pavement and other improvements such as shoulder and drainage improvements.

Minor Widening and Reconstruction - widening of existing travel lanes, but not increasing the number of lanes. These improvements usually involve construction of sidewalks or paving of shoulder areas and drainage improvements for bicycle and pedestrian travel.

Intersection Improvements - widening at intersections, installation of stop signs, traffic signals and improving sight distance.

Operational Improvement - addition of turn lanes, signal interconnection, improvements at approaches to intersections and other improvements which enhance traffic flow.

Miscellaneous Improvements - projects which are not easily classified under one of the previously described categories. Generally they are not on a street or highway.

New Construction

Vt-1 107th Ave. SW

From:

SW 176th Ave. (Bank Rd.)

To:

SW 196th Ave. (Cemetary Rd.)

Distance: 1.25 miles

- Construct a new 2-lane roadway paralleling Vashon Island Highway.
- Provides a route around the Town of Vashon and serves the proposed commercial/industrial area.

Vt-2 SW 204th St. From:

128th Ave. SW

To:

111th Ave. SW

Distance: 1.3 miles

- Construct a new 2-lane roadway, to provide access for new residents of the area as it develops.

Vt-3 123rd Ave. SW

From:

SW 204th St.

To:

SW 220th St.

Distance: .9 miles

- Construct a new 2-lane roadway, to provide access for new residents of the area as it develops.

Vt-4 91st Ave. SW

From:

SW 168th St.

To:

SW 176th St.

Distance: .55 miles

- Investigate the feasibility of constructing a new 2-lane roadway in the vicinity of 91st Ave. SW.
- Provides a route around the Town of Vashon for residents of Ellisport, Portage, and Maury Island.

- A bridge may be required.

Major Widening and Reconstruction

Vt-10 Vashon Island Highway

From:

105th Ave. SW

To:

Corbin Rd. SW

Distance: .25 miles

- Extend the hill-climbing lane on Vashon Island Highway to improve sight distance.

Minor Widening and Reconstruction

Vt-20 Vashon Island Highway

From:

Vashon Heights Ferry

Terminal

To:

SW 240th St. (Burton)

Distance: 8.75 miles

- Pave a 6 -8' shoulder on both sides of the highway.

- Sign as a Class II bicycle path.

- Provides a restricted bikelane along the major travel corridor on Vashon Island.

Vt-21 SW 176th St. (Bank Rd.)

From:

98th Way SW

<u>To</u>: 100th Ave. SW

Distance: .15 miles

- Provide sidewalk improvements on both sides of SW 176th, between Vashon Island Highway and 98th Way SW.

- Provide curb, gutter, and sidewalk between Vashon Island Highway and 100th Ave. SW on both sides of SW 176th.

Vt-22 SW 176th - 97th Ave. SW

From:

98th Way SW

To:

North end of 97th

Ave. SW

Distance: .28 miles

- Pave the shoulder on the west side of 97th Ave. SW and the north side of SW 176th St. for a walkway. (Implemented 1981.)

- Provides a paved walkway between the multifamily housing at the end of 97th Ave. SW and the commercial area of Vashon.

Vt-23 100th Ave. SW

From:

SW 176th St.

To:

SW 178th St.

Distance: .14 miles

- Provide curb, gutter, and sidewalk on the east side of 100th Ave. SW.

Vt-24 Vashon Island Highway

From:

SW 174th St.

To:

SW 178th St.

Distance: .28 mile

- Spot improvements to provide a continuous sidewalk on both sides of Vashon Island Highway.

- Provide curb, gutter, and sidewalk to delineate parking within the commercial area.

Vt-25 SW 174th St. From:

98th Ave. SW

To:

99th Ave. SW

Distance: .10 miles

- Provide curb, gutter, and sidewalk along the south side of SW 174th.

Vt-26 SW 178th St.

From:

Vashon Island Highway

To:

West end of SW 178th

Distance: .15 miles

- Provide curb, gutter, and sidewalk along the north side of SW 178th St.

- Provides a sidewalk between the multifamily housing on SW 178th and the commercial area of Vashon.

Vt-27

Portage-Dockton Road

From:

99th Ave. SW

To: Dockton Park

Distance: .15 miles

- Pave a walkway on the north side of the Portage-Dockton Road.
- Provides a continuous walkway between the Dockton store and Dockton Park.

Intersection Improvements

Vt-40 SW 176th St. (Bank Rd.) at Vashon Island Highway

- Install traffic signal when warranted.

Vt-41 SW 168th St. (Cove Rd.) at Vashon Island Highway

- Provide channelization for left turns (Implemented 1981.)
- Construct a pedestrian parkway on Vashon Island Highway between SW 100th St. and SW 170th St.
- This project is currently in the County CIP with construction scheduled for 1980.
- Vt-42 91st Ave. SW (Monument Rd.) at SW 204th St.
 - Redesign intersection to improve sight distance.
- Vt-43 SW 240th St. at Vashon Island Highway (Burton Crossroads)
 - Install a 4-way flashing signal when warranted.
- Vt-44 103rd Ave. SW at Vashon Island Highway
 - Provide left turn channelization for northbound traffic.
- Vt-45 SW 229th St. at Portage-Dockton Road

- Provide left turn channelization for westbound traffic.
- Vt-46 75th Ave. SW at Portage-Dockton Road
 - Provide left turn channelization for southbound traffic.
- Vt-47 Entrance to Nike Park Site on SW 220th St.
 - Improve sight distance by moving park entrance or removing the crest of the hill in the roadway to the east of the park entrance.

Operational

Vt-50 105th Ave. SW.

From:

SW 116th St.

To:

Vashon Island Hwy.

- Convert operation of this street to one-way southbound.
- Provide buttons on Vashon Island Hwy. to restrict left turns.

Miscellaneous

Vt-60 Approximately 97th Ave. SW

From:

McMurray Jr. High

School

To:

Vashon High School

Distance: .25 miles

- Provide a gravel walkway between the two schools.

Vt-61 Approximately 97th Ave. SW

From:

SW 176th St. (Bank Rd.)

To:

SW 196th St. (Cemetery Rd.)

Distance: 1.25 miles

- Provide a 10-foot wide paved surface for bicyclists and pedestrians.
- Provides a Class I bikeway from the Town of Vashon to McMurray Jr. High School and Vashon High School.

Vt-62 Trail System

- Develop a comprehensive trail system which would include facilities for equestrian activities, joggers, and hikers.
- Further recommendations are included in Parks and Recreation, project Vp-15.

Transit

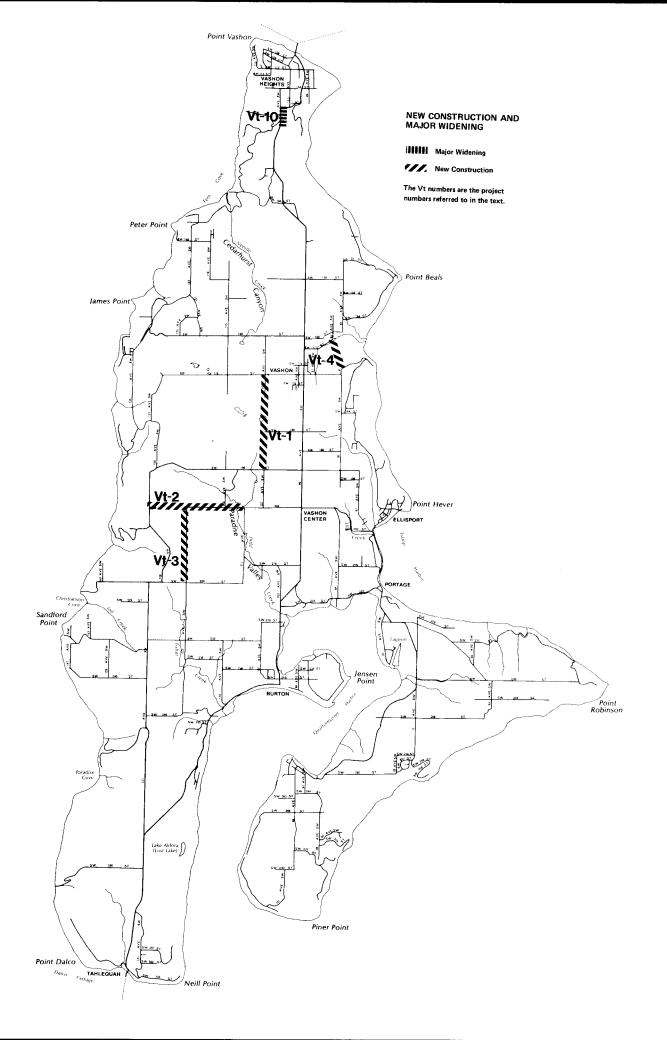
- Vt-200 Develop park-and-pool lots at various locations. Gravel should be provided as a minimum surface. Recommended park-andpool/park-and-ride sites:
 - Nike Site (Health Center)
 Serve site with transit and improve ingress and egress.
 - 2. Ellisport

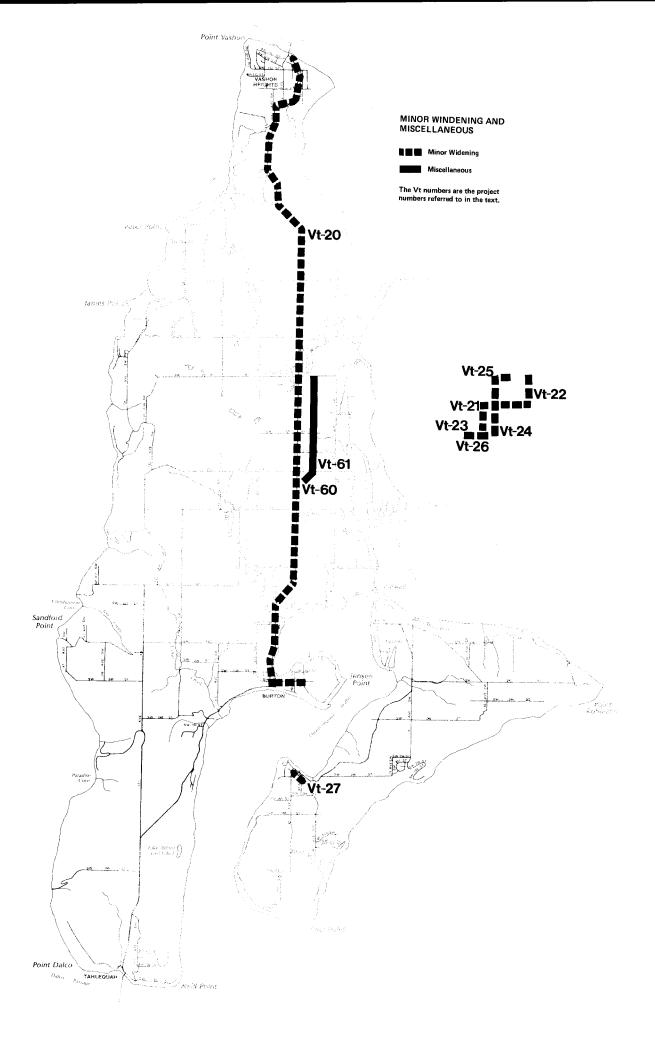
- 3. Engel's Corner (Portage-Dockton Rd. at 82nd Ave. SW). Serve with transit.
- Dockton Park
 Extend peak-hour service to Dockton. Serve midday with paratransit.
- 5. Burton
- 6. Vashon
 Provide additional parking to supplement Ober Park. METRO is currently developing three new park and ride lots at Burton, Center, and Ober Park.
- Vt-201 Provide peak hour service to Dockton (implemented by METRO in February, 1980). In conjunction with this project, reroute the Burton-Vashon Heights shuttle to serve Morgan Hill.
- Vt-202 Provide paratransit service between Vashon and Burton via the Westside Highway, and between Vashon and Dockton via McClintock Rd.
- Vt-203 Improve midday service between Vashon Heights and Burton to ultimately result in one-hour headways.
- Vt-204 Expand the vanpool program currently being sponsored by Commuter Pool.
- Vt-205 Alter scheduling on the #18 route to better coordinate with the Vashon ferry schedule.
- Vt-206 Provide peak-hour service to Tahlequah.
- Vt-207 Provide later evening service between Vashon Heights and Burton.
- Vt-208 Provide direct peak-hour service from the Fauntleroy ferry terminal to Renton and Southcenter. (Route 34 has been extended to the general area by providing service to the Boeing facility at Kent by way of the Interurban and the West Valley Highway.

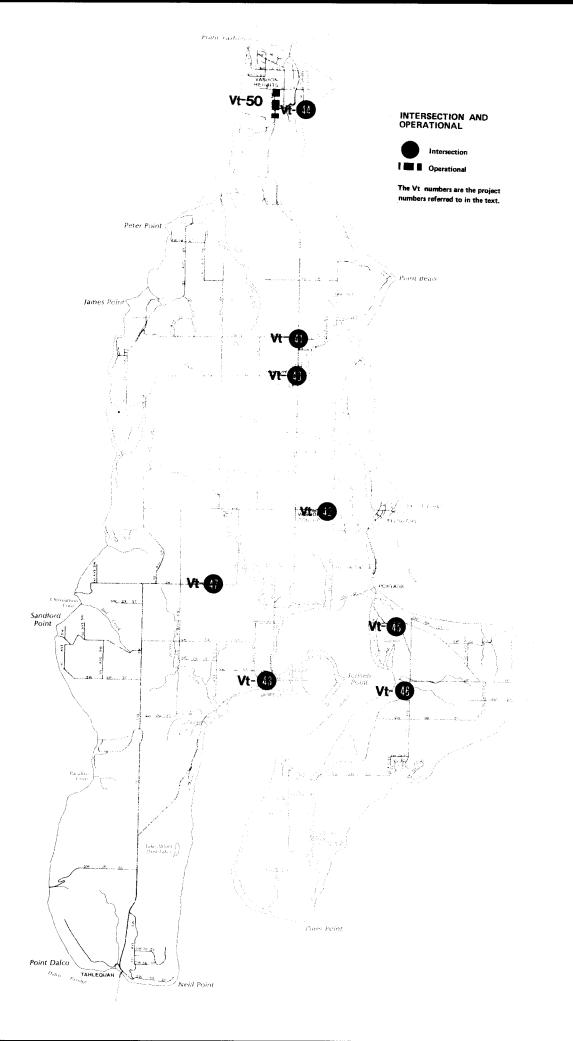
Ferry Service

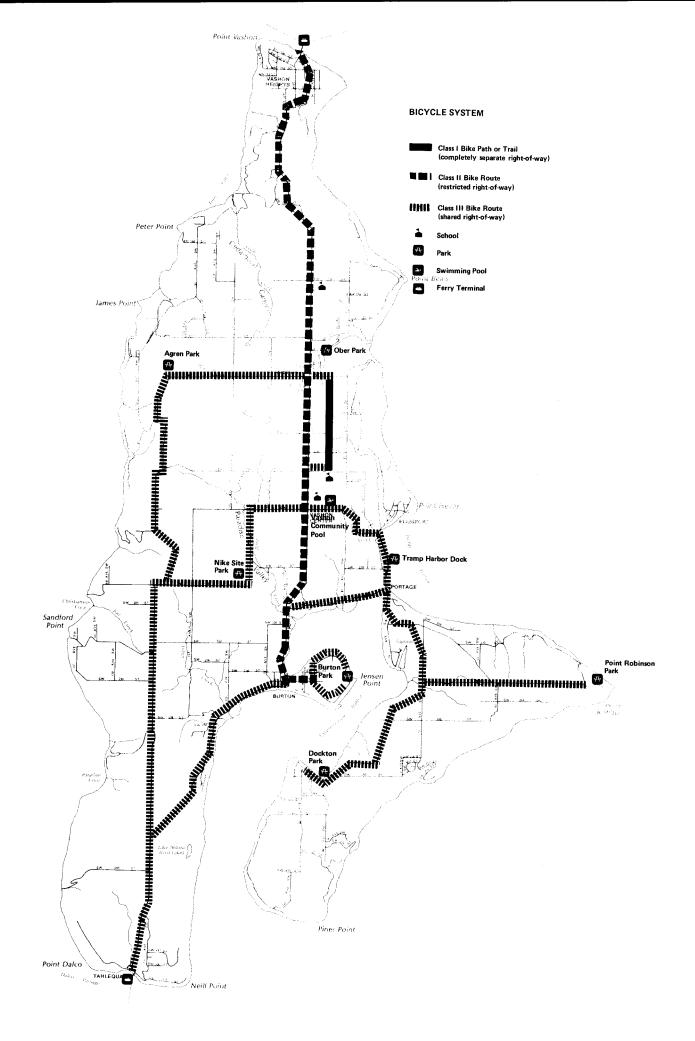
- Vt-300 Maintain the current level of ferry service on the Vashon-Fauntleroy-Southworth route.
- Vt-301 Provide priority loading for buses, vanpools and registered carpools at Vashon Heights and Fauntleroy. (Priority loading is currently provided for busses and vanpools)
- Vt-302 Investigate the feasibility of acquiring or leasing space at the south lot at Lincoln Park and other parking facilities as supplementary parking for the Fauntleroy ferry terminal.
- Vt-303 Maintain the current level of ferry service on the Tahlequah-Pt. Defiance route.
- Vt-304 Provide later evening service on the Tahlequah-Pt. Defiance route.
- Vt-305 Re-examine the aesthetic impact of the proposed covered walkway on the Vashon ferry dock.

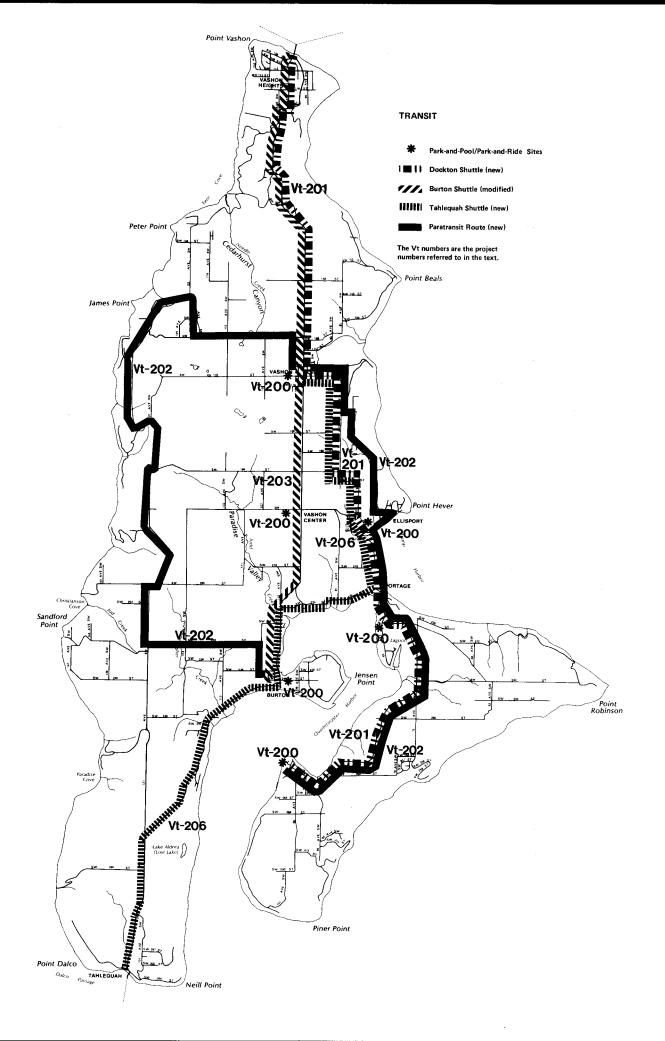
- Vt-306 Increase the auto carrying capacity on the Vashon-Fauntleroy run when demand warrants it.
- Vt-307 Increase the auto carrying capacity on the Tahlequah-Pt. Defiance run when demand warrants it.
- Vt-308 Investigate methods to facilitate loading of vehicles bound for Southworth on the Vashon ferry dock.











PARKS AND RECREATION

This section establishes policies for future park acquisition and recreation development projects.

A Parks and Recreation Subcommittee set up by the Vashon Plan Committee played an important role in formulating policies and recommending community projects based on the Plan's goals, public testimony, and field trips. Three of the Plan's goals for parks and recreation are: 1) to preserve open space and undeveloped natural areas; 2) to protect environmentally sensitive natural areas; and 3) to protect Vashon's natural resources for future generations. Existing parks and recreation facilities were visited by the subcommittee to assess the future recreational needs of Vashon.

Vashon Island has nine public park sites, totalling 210 acres. They are: Agren Park (30 acres); Ober Park (4 acres); Nike Site (33.7 acres); Burton Acres (57.9 acres); Dockton (23 acres); Northeast Vashon/ Winghaven (12 acres), Point Robinson (10 acres); Spring Beach (46 acres); and the Chevron Dock site on Tramp Harbor. Athletic facilities include eight playing fields; all but one are located at public schools.

Responses to the Plan Concepts Questionnaires indicated three priorities for parks and recreation: improved bicycle paths; additional water-related parks and beaches; and an Island-wide trail system.

According to the King County Parks Division's standards, the Island has more than sufficient park and recreation facilities for a community of its size. In spite of the forecast growth in population, it is unlikely that this situation will change during the 6 to 10 year life of the Community Plan. However, it should be noted that most of the parks on Vashon Island are not fully developed.

PARKS AND RECREATION POLICIES

V-81 A PRIMARY CONSIDERATION IN ACQUIRING PARK SITES AND DEVELOPING RECREATIONAL FACILITIES ON VASHON ISLAND SHOULD BE THE NEEDS OF ISLAND RESIDENTS.

The community wishes to retain as much land for Island use as possible. The Plan committee recognized that this policy is contrary to some King County Park and Recreation policies for resource-based parks. (Resource-based parks are community parks that serve a subregional area because they contain a unique resource. They may vary from 1 to 100 acres in size. Five acres for each 1000 population are recommended in rural areas.) However, the intent of the policy is to encourage the County to take into consideration the needs of the Vashon community as much as possible when acquiring or developing parks on Vashon Island. It is not intended to restrict or limit the use of the Island's parks which would conflict with County parks policies.

V-82 FUNDS FOR DEVELOPING EXISTING PARKS SHOULD EMPHASIZE PASSIVE RATHER THAN ACTIVE RECREATIONAL FACILITIES SUCH AS HIKING TRAILS, PICNIC TABLES AND FISHING DOCKS.

Vashon residents were more interested in passive recreation sites than active park sites. Passive recreational uses were considered more in keeping with preserving the Island's rural environment. However, there has been widespread community interest in one active

recreational facility -- providing a lid for the Vashon pool to allow winter use. (See the discussion of recommended community project Vp-9 below).

V-83 ADDITIONAL WATER-RELATED PARKS AND BEACHES SHOULD BE ACQUIRED ALONG THE SALTWATER SHORELINES OF VASHON-MAURY ISLANDS. THESE PARKS SHOULD BE RETAINED AS PASSIVE, NATURAL AREAS.

Based upon comments from the Vashon Plan Committee during the planning process, the King County Parks Division acquired several properties along the Island's salt and freshwater shorelines. The Chevron Dock site at Tramp Harbor was purchased for development as a fishing pier. A 46-acre site at Spring Beach in the southwestern part of Vashon Island was also purchased. This site includes approximately 1300 feet of waterfront along Colvos Passage. The property is unique because of its suitability for limited development as a wooded park and for water-related uses. King County acquired a 34-acre parcel at Lost Lake from the State Department of Natural Resources (DNR); part of this site is on Quartermaster Harbor.

The KVI property at Heyer Point, one of the recommended park acquisition proposals, is also a saltwater site.

V-84 ADDITIONAL PARK SITES SHOULD BE ACQUIRED IN THE ISLAND'S MOST ENVIRONMENTALLY SENSITIVE NATURAL AREAS. THESE SITES SHOULD BE RETAINED AS PASSIVE, OPEN SPACE AREAS ALLOWING ONLY THOSE USES THAT WOULD BE COMPATIBLE WITH SENSITIVE AREAS.

Some of the most sensitive development limitation areas identified in the Plan can be best protected by acquisition. For example, wetlands and wildlife habitat areas might be appropriate for natural study sites and some passive recreational uses. Trail systems may be compatible with the preservation of sensitive areas. Purchase of these areas would meet the Plan's goals to preserve open space and protect sensitive areas.

These sites may be included in a future open space bond issue. An initial list included the following projects: Judd Creek (39 acres); Nettle/Shinglemill Creek and Fern Cove (129 acres); Banks Road Marsh (44 acres), Christianson Cove (43 acres); Point Heyer Salt Marsh (7 acres), and Whispering Firs Bog (49 acres). (Also see Recommended Projects, Acquisition Descriptions.)

V-85 A PUBLIC TRAIL SYSTEM SHOULD BE IDENTIFIED AND ENCOURAGED FOR PRESERVATION ON VASHON ISLAND.

The Community Plan recommends revised trail routes to update the Urban Trails Plan. The County Parks Division will use the recommendations from the Community Plan when reviewing park proposals and planning future park and recreation facilities.

The 1971 Urban Trails Plan recommended establishing a Vashon Island Loop Trail. The Trails Plan serves as a policy guide but does not have regulatory force. The Building and Land Development Division (BALD) refers to the Urban Trails Plan when reviewing subdivisions, rezones and other development permits. Sometimes acquisition of rights-of-way (or easements) is required by BALD. In order for a trail to be considered in reviewing permits, formal identification in the Community Plan is required.

Generally, King County accepts voluntary dedication of trails. However, it may not accept a dedication in cases where covenants would impede the development of a trail or where the proposed dedication is not consistent with the adopted trail policies and guidelines for the area.

Although no funds are currently available for the development of a trail system, several possible funding sources were identified:

- 1) One-half of one percent state gas tax (specifically set aside for trails and allocated on a County-wide basis),
- 2) Federal Demonstration Program (e.g., Federal Highway Demonstration project, EDA grant-funded Interurban trail system;
- IAC (Interagency Commission for Outdoor Recreation) matching funds (however, must compete with other high priority projects, and there must be a local matching share);
- 4) Future bond issue (such as a new Forward Thrust bond issue),
- 5) Block Grant funds; and
- 6) County capital budget current expense funds.

The Community Plan includes several specific trails policies, criteria for designation of trails, and recommended corridors for trail routes.

V-85a TRAILS ON VASHON SHOULD SERVE BICYCLISTS, EQUESTRIAN AND PEDESTRIAN USES.

Community comments and questionnaire results indicated that bicycle, pedestrian, and horse trails are a high priority on Vashon. The Transportation Section of the Plan proposes bicycle routes. (See Transportation Policy V-69.) Horses should be allowed on trails at all park sites, except Ober Park and Dockton Park, and environmentally fragile areas where soil conditions might not be suitable for equestrian uses. For example, there are severe erosion and slippage hazards on steep slopes along the Island's shorelines. These hazards may be aggravated by equestrian uses.

No trails for motor bikes are proposed in this Plan. Generally, motor vehicles are not compatible with equestrian and pedestrian uses. Trail bikes can use the many existing dirt roads on the Island.

Jogging, hiking, and equestrian trails on Vashon should not be paved. This is consistent with the rural character of the Island.

V-85b TRAIL SYSTEMS AT PARKS AND ON OTHER PUBLIC LANDS SHOULD BE ENCOURAGED ON VASHON ISLAND. TRAILS ON PUBLIC LANDS SHOULD BE OFFICIALLY RECOGNIZED AND PRESERVED.

Trails on park property are discussed in the descriptions of recommended community park projects. Parks where informal trails systems exist or are proposed include: Agren Park; Burton Acres Addition; Lost Lake; Spring Beach; Point Robinson; and the Nike Site.

The Vashon community is interested in using trails on state-owned lands. Trails should be officially recognized and encouraged for preservation in state agency plans. Most state lands on Vashon are owned by the Department of Natural Resources (DNR). The use of trails on state-owned lands should also be consistent with applicable agency plans and regulations. According to DNR, the State would not give trails official recognition in State plans but would allow use of the public land.

V-85c IF AND WHEN COUNTY AND STATE OWNED LAND ON VASHON IS LOGGED, TRAILS SHOULD BE PRESERVED FOR EQUESTRIAN AND PEDESTRIAN USE. IF POSSIBLE, AN UNLOGGED BUFFER ZONE SHOULD BE LEFT WHEN LOGGING OCCURS.

There are many existing trails on County and State owned lands which are frequently used by pedestrians and horseback riders. The Plan encourages the State and County to preserve these trails if and when public land is logged. Also, when areas with trails are logged, wherever possible vegetative buffers should be left along both sides of the trail. Motorized vehicles should be prohibited from these trails.

V-85d VOLUNTARY DEDICATION OF TRAILS SHOULD BE ENCOURAGED WHEN LAND IS DEVELOPED FOR MORE INTENSIVE USES.

This policy encourages voluntary dedication as a method of implementing the trail policies and corridors recommended in the Plan.

Dedication of trails (or easements for trails) identified in this Plan should be considered when development approval is granted for: 1) short plats; 2) subdivisions; and 3) planned unit developments.

V-85e TRAILS SHOULD PROVIDE MULTIPLE USES WHERE POSSIBLE, SERVING BOTH RECREATIONAL AND COMMUTER NEEDS.

Trails on Vashon should accommodate pedestrian and equestrian uses and, in some cases, bicycles. See Transportation recommendation Vt-61 which proposes a pedestrian and bike trail at approximately 97th Ave. SW between SW 176th St. (Bank Rd.) and SW 196th St. (Cemetery Rd.).

V-85f TRAIL CORRIDORS ON VASHON SHOULD BE ESTABLISHED AND DESIGNED BASED UPON THE FOLLOWING CRITERIA:

- 1) CONNECT PARK AND OPEN SPACE AREAS:
- PROVIDE ACCESS TO SHORELINE AREAS, PARTICULARLY PUBLIC PARKS:
- 3) INCORPORATE VIEWS AND OTHER SPECIAL FEATURES OF SCENIC, HISTORIC, OR ARCHAEOLOGICAL INTEREST;
- 4) TRAVERSE DEVELOPMENT LIMITATION AREAS WHERE NOT INCOMPATIBLE WITH HAZARDOUS OR FRAGILE NATURAL AREAS;
- 5) FOLLOW STREAMBANKS AND RAVINES;
- 6) FOLLOW UNDEVELOPED RIGHTS-OF-WAY OR ALONG SIDE EXISTING ROADS; AND
- 7) PROVIDE ACCESS TO AND CONNECT SCHOOLS.

These criteria were used to identify corridors for trail routes on Vashon. Insofar as possible, trails should not infringe upon the rights of private property owners. For example, fences, signs, and trail design should protect the rights of adjacent landowners.

Trails could be integrated with the preservation of open space in sensitive areas. Specific trail routes should be designed to be compatible with hazardous or fragile natural areas. Trails may be the best use of some areas which are not suitable for structures or extensive excavation.

Trails along stream banks and ravines could be designed to traverse sensitive areas and be combined with the preservation of open space. Trails should be developed to be compatible with watersheds, surface water sources, and/or critical ground water recharge areas once they are identified. If necessary, a trail could be designed to be set back from water sources or sensitive areas. Trails along existing roads should be separated from the road by the drainage ditch, if possible. When trails are established, King County should budget money for their maintenance.

Recommended Trail Corridors¹

The Plan encourages the establishment of the following trails which are shown on the trail map at the end of this section. Although many of the proposed trails described below are short, roads could be used in combination with some trails to form a longer route or loop. Priorities for these trails are shown in the Recommended Projects list at the end of this section.

- o A trail connecting Agren Park and Nike Site.
- o A trail which connects the Nike Site with Perspective Rd. (123rd Ave. SW);
- o A partial loop trail around Maury Island connecting Point Robinson and Dockton Park. (Note: Completion of a full loop would require following some roads to connect with Portage.);
- o A trail system which provides access to Lost Lake from the Island Highway;
- o A route connecting Spring Beach to Tahlequah via a trail linking Spring Beach with Pohl Road:
- o A trail system connecting Lost Lake and Spring Beach. (Part of this trail would probably use existing roads.)
- o A trail connecting Northeast Vashon Park (Winghaven) with the existing Bunker Trail unless King County trades the Northeast Vashon Park site (see Policy V-89 below):
- o A bike, foot and equestrian trail from the north end ferry dock to the south end dock.
- o A trail following Nettle (Shinglemill) Creek. (Note: Specific plans for this trail should ensure that there are no adverse impacts on water sources supplied by this creek.).
- V-86 A BOAT LAUNCH SITE SHOULD BE ACQUIRED AND DEVELOPED AT THE NORTH END OF VASHON ISLAND AND POSSIBLY ON THE WEST SIDE.

The Plan Committee considered the Vashon Loop Trail proposed in the 1971 Urban Trails Plan infeasible because it cuts across many small lots along the shoreline of Vashon Island. Plans for constructing the loop as a whole should be abandoned. However, the Committee did not object to a trail encircling the Island which would use the existing roads.

The Plan recommends that a serious effort be made to develop a north YEAR end boat launch site. However, no funds are presently available. The recommended community project Vp-16 proposes a boat launch on the west of the Vashon Heights ferry dock. Acquisition and development of other sites on the north end and west side of Vashon Island should be investigated. The Lisabuela area has been mentioned as one possible location.

V-87 KING COUNTY SHOULD RETAIN HISTORICAL NAMES FOR VASHON ISLAND PARKS AND CONSULT THE COMMUNITY BEFORE NAMING NEW PARKS.

This policy reflects the opinions of Vashon residents.

V-88 IF A MARINA IS CONTEMPLATED ON VASHON DURING THE SIX TO TEN YEAR LIFE OF THE PLAN, IT SHOULD BE ESTABLISHED ON THE OUTSIDE PERIMETER OF THE ISLAND OR IF IN QUARTERMASTER HARBOR, SOUTH OF SOUTHWEST 256TH STREET IF EXTENDED.

This policy provides some guidance for the future location of marinas on Vashon Island. The demand for moorage is recognized, and there is some community interest in the expansion or development of new marinas on the Island. This policy would encourage new marinas to locate on the exterior shorelines of the Island, or in outer Quartermaster Habor.

There are two marinas in Quartermaster Harbor on Vashon Island, Quartermaster Marine and the Quartermaster Yacht Club. Quartermaster Marine has 63 wet moorage slips and 10 day slips. The Quartermaster Yacht Club has 46 wet slips and approximately 190 linear feet for transient and guest moorage.

There are several reasons why new marinas in inner Quartermaster Harbor are considered inappropriate. First and most important, water quality problems were documented in the Quartermaster Harbor Study done by the University of Washington College of Forest Resources. The present conditions in some parts of the harbor are below the standards for some recreational uses. Flushing action, particularly in the inner harbor, is very slow. Further marina development could result in even lower water quality standards. Second, there is already a problem with boat traffic congestion in Quartermaster Harbor.

V-89 KING COUNTY SHOULD EXPLORE OPTIONS FOR TRADING THE NORTHEAST VASHON (WINGHAVEN) PARK SITE FOR ANOTHER WATERFRONT SITE ON THE ISLAND.

The Northeast Vashon (Winghaven) site was acquired by King County with money from the 1968 Forward Thrust Bond Issue. This undeveloped 12-acre site is not open to the public. It is at the base of a canyon with access provided by a steep, narrow road. Development of this site could pose parking and drainage problems and the road would have to be improved. The Plan encourages King County to explore options for trading this site if a suitable alternative, waterfront site preferably on the east side of Vashon Island, could be found.

RECOMMENDED PARK PROJECTS

County funding for parks and recreation facilities is allocated in the King County Capital Improvement Program and the annual capital budget. The Vashon Community Plan includes a list of recommended parks and recreation projects and identifies what, when, and how they should be developed. King County will refer to this list when developing the capital improvement program for Vashon Island.

During the next few years, the remaining funds from the 1968 Forward Thrust funds will be spent. Several park sites were acquired or developed with this money, including Agren Memorial Park, Dockton Park, Ober Park, Northeast Vashon Park, and Spring Beach. Most of the remaining \$550,000 of Forward Thrust Funds is to be used to acquire one saltwater park site. Some funds are still available to provide water service at Agren Park and to were used upgrade the dock at Tramp Harbor. Formal abandonment of sites originally identified in the bond issue requires action by the King County Council and proof of why the project as originally identified cannot be done.

Other possible sources of funding for parks could include Housing and Community Development Block Grant funds, a Citizen-County Joint Project program, or a future bond issue. Some parks and recreation projects recommended in the Plan could be included in a bond issue.

Another method of implementing parks and recreation recommendations has been developed. King County Code 20.18 establishes a fee in lieu of open space concept. Developers can provide a fee to be used to fund the purchase and development of parks and recreation facilities in lieu of the dedication of open space in subdivisions and short plats.

Project Descriptions

Acquisition Recommendations

Vp-1 Heyer Point - KVI Beach:

Point Heyer should be preserved in its natural state. This natural salt marsh is a rare habitat, one of a kind on Vashon Island. The enclosed salt marsh lies behind a large sand spit and is a valuable wildlife habitat for shorebird nesting and feeding. The salt marsh is sensitive to human disturbance, and passive recreational uses are recommended.

King County Parks Division should try to ensure the preservation of Heyer Point as a natural area, keeping the area open to the public by some method other than the acquisition of the KVI property.

Vp-2: Judd Creek:

The acquisition of approximately 39 acres along Judd Creek is recommended, including a 200 foot buffer along the stream.

The Judd Creek area is an environmentally sensitive area. Its preservation as open space could help to improve the water quality and drainage. It is the only creek on the Island where anadromous fish runs of chum and coho are documented.

The Citizen-County Joint Project program promotes joint projects between interested citizens (individuals or groups) and King County. A citizen sponsor's commitment may take the form of financial participation, donated labor, and/or material contribution The County would provide a percentage of the total cost of the project. Some \$170,000 was approved by the King County Council for this program in 1980. This program might be reinstated in the future.

Vp-3 Nettle/Shinglemill Creek and Fern Cove

Approximately 129 acres is recommended for acquisition as a passive open space area. (This includes a 200 foot buffer along the creek). The Nettle Creek ravine is identified as a Development Limitation Area in the Plan. The cove at the mouth of Shinglemill Creek includes a small saltmarsh and extensive mudflats. The preservation of this ravine and cove area could improve water quality in this creek which may support anadromous fish use. A trail system which follows Nettle/ Shinglemill Creek is also proposed.

Vp-4 Banks Road Marsh

A 44-acre site which includes Banks Road Marsh is recommended for acquisition as a conservancy and natural study area. The 10-acre pond is in an early stage of succession. Most of its basin is in open water year-round. The wetland is a wildlife habitat for aquatic dependent species and many birds. It is an environmentally sensitive area which could be suitable for passive recreational uses.

Vp-5 Christianson Cove

An area of approximately 43 acres is recommended for acquisition in Christianson Cove. It is in an environmentally sensitive area and provides a valuable shoreline wildlife habitat which could be suitable for passive recreational uses including a trail system.

Vp-6 Whispering Firs Bog

A 49-acre area which includes Whispering Firs Bog is recommended for acquisition. This wetland is in the most advanced stage of pond succession. It could be suitable for passive recreation uses and a natural study area. The bog is also a Development Limitation Area as shown in this Plan.

Development Recommendations

Vp-7 Agren Memorial Park:

Further development of this park should be limited to passive uses in order to preserve as much of the natural conditions of the site as possible. Funding for water service from Westside Water Company has now been provided to the park. Other plans for the site include hooking up a comfort station and the development of a tot lot. The existing trails chould be retained and horses should be allowed in the park.

Vp-8 Swimming Pool Lid:

The Vashon Community Pool, built with Forward Thrust Funds, has no cover and can be used only during the summer. Use of the pool during the summer is very heavy. There are few other recreational facilities for children and teenagers on the Island. There is broad community interest in covering the pool so that it can be used all year around. The community would prefer a lid which could be removed during the summer; however, this is not considered economically or technically feasible by the King County Parks Division.

Vp-9 Tramp Harbor Dock development:

This site should be developed with a fishing pier, parking, and possibly other passive park improvements. The existing shoreside structures should be razed. (Renovation of the pier was completed in 1983).

Vp-10 Nike Site:

The 34-acre Nike site, which was acquired from the U.S. Government should be developed as an active park area. The Jaycees plan to develop a youth hostel, playfields, and meeting space. King County Parks Division has subleased the site to the Vashon-Maury Island Park District. The Park District is responsible for any future development.

This site is isolated; noise would have a minimum effect on its neighbors. Tennis courts, a basketball hoop, and a picnic area already exist at this site. A large flat grassy area is planned for development as playfields. The existing building is being renovated as a community meeting center. A picnic area and children's play area are also being developed by the Jaycees.

Although the King County Parks Division is not involved in the development of this site, it supports the Jaycees' plans, including the youth hostel. The Jaycees' project is funded through the H&CD block grant program, Seahaven Youth Hostels has construction grants from King County Youth Services to renovate the garage and generator buildings into a hostel and residence for house parents.

Future plans for the Nike Site include the renovation of several underground rooms for use as a handball court or other indoor recreational facility and possible theater space. The provision of 20 overnight camping spaces and trails is also planned.

Vp-11 Ober Park:

King County Housing and Community Block Grant Funds are currently allocated to provide acoustical treatment for the existing building. If there are sufficient funds, some play equipment or park furnishings might be provided.

Ober Park should be retained as a passive park. The Plan recommends additional meeting space be provided. This could be a new building or an addition onto the southend of the existing building. According to the staff of the Vashon-Maury Senior Services Center, approximately 2400 square feet of space is needed for senior citizens programs.

Vp-12 Point Robinson:

The Point Robinson lighthouse site should remain a passive park site. The upland portion is now developed with picnic tables, walkways, and a parking area. Two improvements are recommended: 1) the roadway or an easement for public use should be acquired from the Coast Guard and 2) one of the Coast Guard buildings should be converted for restroom facilities. Providing a road to the beach would allow easier access to the natural beach area and allow the elderly and handicapped people to enjoy this park.

Future assumption of the Coast Guard property (and roadway access) is contingent upon the automation of the lighthouse. At some future date, this property may be transferred to King County.

Vp-13 Spring Beach:

The Spring Beach site should be developed for passive, salt-water related uses. An upland parking area is planned with a trail providing access to the beach.

Vp-14 Burton Acres Addition:

The trails at this park should be maintained, and expansion of the trail system in the upland, undeveloped portion of the site should be addressed in any long-range plans for the site. Unless residual Forward Thrust funds remain after the purchase of two saltwater parks mandated in the bond issue, no funding is currently available for the development of trails at this site. Also, the allocation of Forward Thrust monies for passive development would require King County Council action since the funds were not originally allocated to this project.

Vp-15 Trails System:

The recommended corridors listed under Policy V-85 should be established as trails. These trails should not be paved and should be for equestrian and pedestrian use.

Vp-16 Boat Launch (west of northend ferry dock):

This recommendation would implement Policy V-86 which encourages the acquisition and development of a boat launch site at the north end of Vashon Island. The proposed location is immediately to the west of the Vashon Heights ferry dock. No feasibility study has been done for this project. Other sites on the north end and the west side of Vashon Island should also be considered, including Cove and Lisabuela.

SPECIAL RECOMMENDATIONS

1. A SENIOR CITIZENS CENTER BUILDING OR MEETING SPACE SHOULD BE ESTABLISHED ON VASHON ISLAND TO HOUSE SENIOR CITIZENS PROGRAMS AND TO SERVE THE NEEDS OF THE ISLAND'S ELDERLY POPULATION.

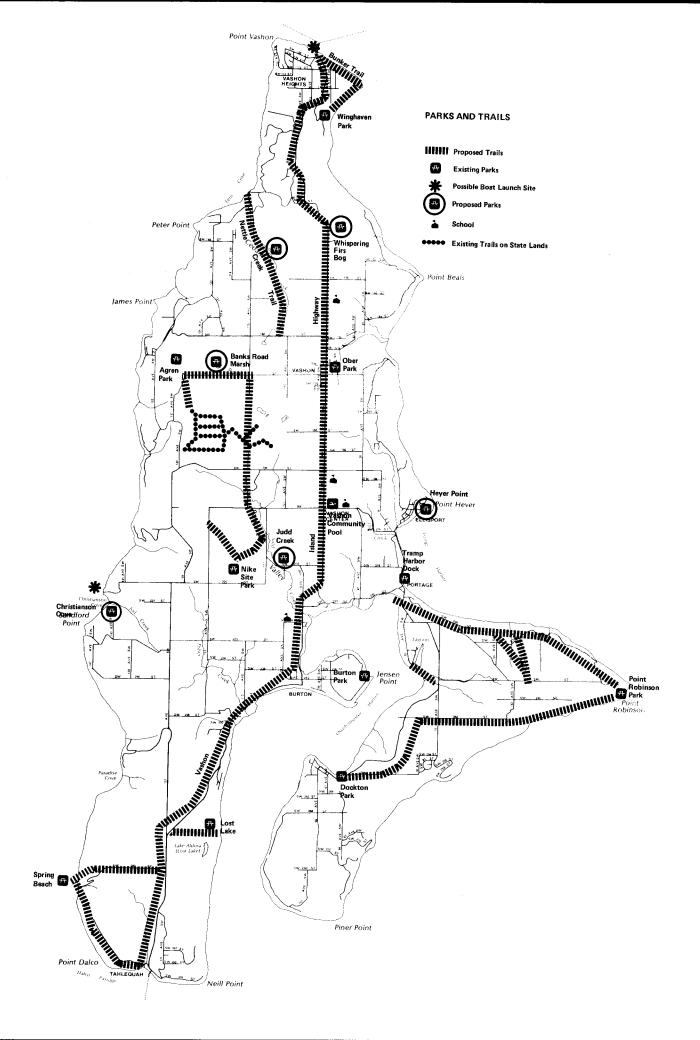
This general recommendation relates to community project Vp-12 for Ober Park. Ober Park has been proposed as one location for a building for senior citizens activities. The Plan encourages the allocation of funds to construct such a building either at Ober Park or at another location in or near the town of Vashon. A feasibility Study for the Vashon Island senior center has been funded by King County s Block Grant Program in 1981. Presently, there is no center for senior citizens activities on the Island. Vashon has a higher percentage of elderly persons than King County as a whole. In 1970, 11.5% of Vashon s population was 65 or older, in comparison with 8.8% for the County as a whole.

2. AS PART OF PARKS CAPITAL PLANNING, CONSIDERATION SHOULD BE GIVEN TO BUDGETING PARK DEVELOPMENT MONEY TO RESTORE HISTORIC SITES ON PARK PROPERTY OR TO PUT INTERPRETIVE INFORMATION AT PARK SITES.

See the discussion under Special Recommendation 2, Historic Sites Section.

3. AT THE TIME PARKS ARE ACQUIRED AND DEVELOPED, MONEY SHOULD BE BUDGETED FOR MAINTENANCE.

Maintenance funds must come from the County's general operating budget. This has been a problem county-wide. Also, there is no money available for trail maintenance. For example, the Bunker Trail on Vashon is not maintained by King County Public Works even though the County owns part of the right-of-way. This issue needs to be addressed on a Countywide basis.



VASHON AREA ZONING

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INTRODUCTION

The Vashon Area Zoning¹ is a companion document to the Vashon Community Plan. The updated Vashon Community Plan and revised Area Zoning were adopted on October 27, 1986. The Area Zoning shows the official zoning designations for Vashon Island based on the land use policies of the Vashon Community Plan and King County Comprehensive Plan.

Area Zoning is defined by Ordinance No. 00263 as being synonymous with the terms of "rezoning or original zoning" as used in the King County charter. "Area Zoning" means: the procedures initiated by King County which result in the adoption or amendment of zoning maps on an area-wide basis. This procedure is characterized as being comprehensive in nature, dealing with homogenous communities, distinctive geographic areas, and other types of districts having unified interests within the County. Unlike an individual zoning reclassification, area zoning utilizes the entire range of zoning classifications available to the County to express the land use policies of the Community Plan in zoning map form.

A Supplemental Environmental Impact Statement (EIS) was prepared in conjunction with development of the 1986 Vashon Community Plan and Area Zoning. A discussion of the impacts associated with the Proposed Plan and Area Zoning are summarized on pages 1-11 of the Final Supplemental EIS. The Final Supplemental EIS is available upon request from the King County Planning Division.

The Area Zoning report covers the same area as the Vashon Community Plan. The Community Planning Area includes both Vashon and Maury Islands which are referred to as Vashon Island in the Plan and Area Zoning.

HOW TO FIND THE ZONING CHANGES

To determine if a zoning change has occurred for a specific piece of property, turn to the index map on page 15 and find the section-township-range within which the parcel is located. The page number of the detailed zoning map is given in red inside each half-section.

Turn to the half-section zoning map and locate the parcel. If a zoning change has occurred, the related text for that zoning change will be given on the facing page.

AREA ZONING HIGHLIGHTS

The following describes the major zoning designations retained from the 1981 Vashon Community Plan and Area Zoning as well as new zoning designations brought about by adoption of the updated Vashon Community Plan and revised Area Zoning in 1986. It also describes the reasons for the changes.

AGRICULTURAL AND POTENTIAL AGRICULTURAL ZONING (A)

Zoning designations of A and potential A will implement Vashon Community Plan policies V-37, V-38, and V-39: "V-37 - COMMERCIAL AND SMALL SCALE AGRICULTURE SHOULD BE PROMOTED BY COMPATIBLE LAND USE DESIGNATIONS", "V-38 - FUTURE REZONES TO A (AGRICULTURAL) ZONING SHOULD BE INITIATED BY KING COUNTY AT THE TIME DEVELOPMENT RIGHTS TO FARMLANDS ARE PURCHASED THROUGH KING COUNTY'S AGRICULTURAL BOND PROGRAM" and "V-39 - TO FURTHER THE ISLAND'S RURAL CHARACTER AND ENCOURAGE AGRICULTURE, FUTURE INDIVIDUAL REZONE REQUESTS FOR A (AGRICULTURAL) ZONING SHOULD BE GRANTED IF CONSISTENT WITH OTHER POLICIES OF THIS PLAN OR REQUIREMENTS OF THE A ZONE. SUCH REZONE REQUESTS SHOULD BE ALLOWED IN AREAS PLANNED FOR LOW RESIDENTIAL DENSITIES (AR-10, AR-5, AR-2.5 ZONES) AND IN DEVELOPMENT LIMITATION AREAS".

Outright A zoning was retained from the 1981 Area Zoning consistent with the above policies.

Potential A zoning was retained from the 1981 Area Zoning based upon the following reasons:

- 1. The potential A zoning recognizes existing and future agricultural uses on this property since the A zone allows a full range of agricultural uses.
- 2. This property was eligible for the purchase of development rights through the County's Agricultural Preservation Program and potential A zoning is compatible with County agricultural policies. Consistent with policy V-38, rezones to A were initiated by the King County Planning Division on several properties whose development rights had been purchased during formulation of the 1986 Vashon Community Plan.

MIXED BUSINESS AND RESIDENTIAL ZONING (BR-C and BR-N)

Zoning designations of BR-C will implement Vashon Community Plan Policy V-19: "V-19 - MIXED BUSINESS AND RESIDENTIAL USES ARE PLANNED IN THE TOWN OF VASHON SURROUNDING THE EXISTING BUSINESS CENTER", and zoning designations of BR-N will implement Vashon Community Plan policy V-20: "V-20 - NEIGHBORHOOD BUSINESS AREAS ON VASHON ISLAND SHOULD ALLOW FOR A MIX OF RETAIL AND RESIDENTIAL USES".

Two zoning designations permit mixed business and residential uses: BR-C (mixed business and residential, community scale) and BR-N (mixed business and residential, neighborhood scale).

In the Town of Vashon, the area surrounding the retail core, with the exception of potential C-G areas, is zoned for potential mixed business and residential use, community scale (BR-C). Potential mixed business and residential zoning (BR-C) is also applied to B-C zoned areas to allow rezones for mixed use projects. A P-suffix in the BR-C zone reduces multifamily densities to 12 dwelling units per acre, consistent with policy V-11 in

the Plan. In the BR-C zone, retail businesses are not allowed alone. Every retail use must be combined with office uses or multifamily dwellings in the same structure or on the same site.

All rural neighborhood centers on Vashon are zoned for mixed business and residential use, neighborhood scale (BR-N). The BR-N zone allows retail business and professional office uses alone but also permits mixed use projects. Residential uses are not permitted as separate projects. At rural neighborhood centers, which are not authorized for sewer service, a P-suffix is attached to the zoning to limit residential densities to those which could be served by on-site community sewage systems, less than three dwelling units per acre.

These zoning designations were retained from the 1981 Area Zoning based on the following reasons:

- 1 There is considerable community support for mixed business and residential development--based on public comments and Plan Concepts Questionnaire results received during the 1981 Plan process.
- Allowing apartments in conjunction with a commercial development would provide additional space for multifamily development while increasing the potential income developers could earn from having two uses on the property instead of one.

SINGLE FAMILY RESIDENTIAL ZONING AT THE TOWN OF VASHON (RS-9600)

Zoning designations of RS-9600 will implement Vashon Community Plan policies V-8 and V-10: "V-8 - SOME OF THE ISLAND'S EXISTING TOWNS AND NEIGHBORHOODS ARE PLANNED FOR ADDITIONAL RESIDENTIAL DEVELOPMENT TO ACCOMMODATE FUTURE GROWTH AND TO CONTINUE THE DEVELOPMENT OF THESE AREAS AS DISTINCT COMMUNITIES. NEW RESIDENTIAL DEVELOPMENT SHOULD BE COMPATIBLE WITH THE EXISTING DENSITY AND CHARACTER OF THESE COMMUNITIES, AND PRESERVE THE QUALITY AND QUANTITY OF ISLAND GROUND WATER" and "V-10 - IN ORDER TO FULLY UTILIZE EXISTING SERVICES INCLUDING SEWERS, CLASS 1 WATER, PUBLIC TRANSPORTATION AND SHOPPING, THE TOWN OF VASHON IS PLANNED FOR INTENSIVE RESIDENTIAL DEVELOPMENT. THIS WOULD OCCUR IMMEDIATELY ADJACENT TO THE BUSINESS CENTER AND EXTEND TO THE LIMITS OF THE SEWER LOCAL SERVICE AREA".

This zoning designation establishes a minimum lot size of 9600 square feet in the sewer local service area at the Town of Vashon. This zone allows single-family residential development and accessory uses that would be compatible with the nearby intensive land uses. This zoning designation was retained from the 1981 Area Zoning based on the following reasons:

- The zone allows single-family development near the Town of Vashon at a density which is compatible with the Island's rural character and consistent with the existing level of development.
- 2. The zone would limit uses to single-family and accessory residential in the sewer local service area near the Town of Vashon.

Note: An exception to this density limit would be for moderate income housing projects which are eligible for a rezone to RS-7200 or RS-5000 densities (See Vashon Community Plan policy V-14, Appendix B).

POTENTIAL MULTIFAMILY ZONING AT THE TOWN OF VASHON (RM-2400 AND RD-3600)

Zoning designations of potential RM-2400 and potential RD-3600 will implement plan policies V-10 and V-11: "V-10 - IN ORDER TO FULLY UTILIZE EXISTING SERVICES INCLUDING SEWERS, CLASS 1 WATER, PUBLIC TRANSPORTATION AND SHOPPING, THE TOWN OF VASHON IS PLANNED FOR INTENSIVE RESIDENTIAL DEVELOPMENT. THIS WOULD OCCUR IMMEDIATELY ADJACENT TO THE BUSINESS CENTER AND EXTEND TO THE LIMITS OF THE SEWER LOCAL SERVICE AREA" and "V-11 - IN ADDITION TO AREAS ZONED FOR MULTIFAMILY DEVELOPMENT PRIOR TO ADOPTION OF THIS PLAN, NEW AREAS OF MULTIFAMILY DEVELOPMENT ARE PLANNED WITHIN THE SEWER LOCAL SERVICE AREA (LSA) AT THE TOWN OF VASHON. WHERE PROPERTIES ARE AT LEAST 660 FEET FROM VASHON ISLAND HIGHWAY AND ARE ADJACENT TO AREAS PLANNED FOR MANUFACTURING PARK USES, MULTIFAMILY DEVELOPMENT SHOULD OCCUR AT DENSITIES UP TO 18 UNITS PER ACRE. ALL OTHER AREAS ARE PLANNED FOR MULTIFAMILY DEVELOPMENT AT DENSITIES UP TO 12 DWELLING UNITS PER ACRE."

This zoning designation allows the potential for more multi-family development in areas now zoned for single-family use north and east of the Town of Vashon and adjacent to the future industrial area if there is sufficient demand. In the meantime, the underlying zoning is RS-9600. This zoning classification allows single-family residential use with a minimum lot size of 9600 square feet. Future rezones would be allowed to RM-2400 and RD-3600 subject to the Guidelines for Residential Development in the Plan (see Appendix E). This zoning designation was retained from the 1981 Area Zoning based on the following reasons:

- The potential multifamily zoning provides the ability to meet any increased demand for multifamily housing in excess of the 1990 forecasts.
- This area is adjacent to existing multifamily and commercial development at the Town of Vashon and part of the area is near the planned manufacturing area to the southwest of town.
- 3. The property is within the sewer local service area and the service area of Water District 19, a public Class I water system.
- 4. This area is served by public transit.
- Very minimal outright multifamily zoning is designated because the existing amount of vacant zoned land is sufficient to meet the 1990 forecast demand.

In the areas adjacent to the future industrial area, the property could be rezoned to RM-2400 subject to the Guidelines for Residential Development in Appendix E. In all other areas, the property could be rezoned to RD-3600, subject to the following P-suffix site development conditions:

- 1. Densities should be limited to a maximum of 12 dwelling units per acre.
- 2. Multifamily development shall be buffered from all surrounding lots, including other multifamily housing. Landscaping guidelines pursuant to the County-wide Landscaping Ordinance (Ord. No. 5003, adopted July, 1980) are required (see Appendix D).
- 3. See the Guidelines for Residential Development in Appendix E.

Note: An exception to the 12 dwelling unit per acre density restriction is made for elderly housing projects (see Vashon Community Plan policy V-12, Appendix B.) and for

low/moderate income family housing projects (see Vashon Community Plan policy V-13, Appendix B.). Elderly projects could occur at densities of 24 units per acre and low/moderate family projects could occur at 18 dwelling units per acre.

POTENTIAL MANUFACTURING PARK ZONING AT THE TOWN OF VASHON (M-P)

Zoning designations of potential M-P will implement Vashon Community Plan policies V-24, V-25 and V-26: "V-24 - FUTURE INDUSTRIAL DEVELOPMENT ON VASHON ISLAND SHOULD BE CLUSTERED SOUTH AND WEST OF THE TOWN OF VASHON AND NEAR EXISTING MANUFACTURING USES", "V-25 - INDUSTRIAL DEVELOPMENT SHOULD HAVE ADEQUATE ACCESS TO THE VASHON HIGHWAY, BUT IT SHOULD NOT OCCUR IN A STRIP ALONG THE HIGHWAY" and "V-26 - FUTURE INDUSTRY SHOULD BE DEVELOPED IN A MANUFACTURING PARK SETTING AND SHOULD NOT EXCEED LIGHT INDUSTRIAL USES".

This zoning designation to the southwest of the Town of Vashon provides more land for future light industry. The G zone is used as the underlying zoning within the sewer local service area (LSA) to allow interim residential or agricultural uses. Future rezones would be allowed to M-P subject to the Guidelines for Industrial Development (see Appendix G). This zoning designation was retained from the 1981 Area Zoning based on the following reasons:

- This relatively flat area lies southwest of the Town of Vashon, the major commercial center on the Island, and is near existing manufacturing uses and major arterials. Most of the area is within the sewer local service area and is served by Class I water from District 19.
- 2. It provides flexibility to meet the demand for future light manufacturing zoned land without designating more zoning than is needed at the present time.
- 3. Outright M-P zoning is not assigned because it is unlikely that the entire area will be needed for manufacturing during the life of the Plan. The underlying G zone would allow residential and agricultural uses in the interim.
- 4. The potential M-P zone is to be used for the future industrial area since it permits light manufacturing uses but has higher development standards than the M-L (Light Manufacturing zone)

RURAL AREA ZONING IN HIGH RECHARGE AREAS (AR-10)

Zoning designations of AR-10 (limiting overall densities to one dwelling unit per ten acres) will implement Vashon Community Plan policies V-3, V-31, and V-57: "V-3 - ALL LAND USE POLICIES AND REGULATIONS FOR VASHON SHALL REFLECT THE OVERRIDING IMPORTANCE OF THE FACT THAT THE WHOLE ISLAND IS THE THE RECHARGE AREA FOR A SOLE-SOURCE AQUIFER. ALL OF VASHON ISLAND SHALL THEREFORE BE CONSIDERED A GROUND WATER RECHARGE AREA. WITHIN THE ISLAND, BASED LARGELY ON SOIL TYPES, THERE ARE AREAS OF RELATIVELY HIGH, MEDIUM, AND LOW RECHARGE POTENTIAL. AREAS OF HIGHER RECHARGE POTENTIAL SHOULD RECEIVE EXTRA PROTECTION", "V-31 - DEVELOPMENT SHOULD BE MINIMIZED AND CAREFULLY MANAGED IN DEVELOPMENT LIMITATION AREAS. THE MOST FRAGILE, HAZARDOUS OR VALUABLE AREAS, INCLUDING HIGH RECHARGE AREAS, CLASS III LANDSLIDE HAZARD SHOULD AREAS AND WETLANDS, REMAIN LARGELY UNDEVELOPED APPLICATION OF A LOW DENSITY DESIGNATION" AND "V-57 - TO PROTECT DOMESTIC WATER RESOURCES, HIGH GROUND WATER RECHARGE AREAS AND WATERSHEDS

SHOULD BE MAINTAINED IN RESIDENTIAL OR SIMILARLY NON-INTENSIVE USES AT LOW DENSITIES".

High Recharge Areas on the upper plateau (as determined by the <u>Vashon/Maury Island Water Resources Study</u>) are designated for AR-10 zoning which allows residential development at average densities of 1 DU/10 acres.

The high recharge areas were adjusted to property lines using the following criteria:

- a high recharge zone must consist of at least ten acres. This can be one parcel, or cumulative, contiguous parcels.
- 2. any parcel ten acres or less that falls 50% or more in the high recharge area overlay is included in the ten acre zone.
- 3. any parcel greater than ten acres that falls at least five acres (cumulative) in the high recharge area overlay shall be divided into prospective ten acre lots (either 660' x 660', or 330' x 1320') and remaining fractions thereof, aligned with the section-township-range so that each parcel is a \(\frac{1}{4} \) of \(\frac{1}{4} \) or \(\frac{1}{2} \) of \(\frac{1}{4} \) of \(\frac{1}{4} \) of \(\frac{1}{4} \) of \(\frac{1}{4} \) of \(\f

The AR-10 zone limiting residential development to 1 DU/10 acres is proposed for high recharge areas consistent with the King County Comprehensive Plan.

RURAL AREA ZONING IN UPPER PLATEAU AREAS (AR-5)

Zoning designations of AR-5 (limiting overall densities to one dwelling unit per five acres) will implement Vashon Community Plan policy V-5: "V-5 - MOST OF THE ISLAND'S UPPER PLATEAU AREAS ARE PLANNED FOR LOW RESIDENTIAL DENSITIES".

The upper plateau is designated for AR-5 zoning in order to conform to the 1985 King County Comprehensive Plan, which calls for overall residential densities of 1 DU/5 acres in rural areas, and to meet the recommendations of the <u>Vashon/Maury Island Water Resources Study</u>, which calls for residential densities of 1 DU/5 acres in low and medium recharge areas (identified in the study).

RURAL AREA ZONING IN SENSITIVE AREAS AND SHORELINE AREAS (AR-2.5)

Zoning designations of AR-2.5 (limiting overall densities to one dwelling unit per two and a half acres) will implement Vashon Community Plan Policies V-30 and V-31: "V-30 - AREAS WHERE NATURAL FEATURES AND RESOURCES ARE FRAGILE OR HAZARDOUS TO DEVELOPMENT ARE GIVEN SPECIAL RECOGNITION AS DEVELOPMENT LIMITATION AREAS. THE FOLLOWING FEATURES ARE CONSIDERED COLLECTIVELY AS DEVELOPMENT LIMITATION AREAS:

- A. EROSION HAZARD AREAS
- B. CLASS III LANDSLIDE HAZARD AREAS
- C. CLASS III EARTHQUAKE HAZARD AREAS
- D. WETLANDS
- E. FISH BEARING WATERS
- F. FLOOD HAZARD AREAS
- G. HIGH GROUNDWATER RECHARGE AREAS
- H. WILDLIFE HABITAT AREAS

and "V-31 - DEVELOPMENT SHOULD BE MINIMIZED AND CAREFULLY MANAGED IN DEVELOPMENT LIMITATION AREAS. THE MOST FRAGILE, HAZARDOUS OR VALUABLE AREAS, INCLUDING HIGH RECHARGE AREAS, CLASS III LANDSLIDE HAZARD AREAS AND WETLANDS, SHOULD REMAIN LARGELY UNDEVELOPED THROUGH APPLICATION OF A LOW DENSITY DESIGNATION".

The shoreline areas and adjacent sensitive areas are designated for AR-2.5 zoning which allows residential development at overall densities of 1 DU/2.5 acres. The areas designated for AR-2.5 zoning include lots directly adjacent to the shoreline, and areas where more than 50% of the property is classified as environmentally sensitive (either a Class 111 landslide hazard area or a wetland). The AR-2.5 zone is also designated for property contiguous with the areas described above if the property was already subdivided into one acre or smaller lots. The AR-2.5 zone is designated in these areas consistent with the 1985 King County Comprehensive Plan and in recognition of historical development patterns showing the highest residential densities occuring along the shoreline.

POTENTIAL ZONES

A potential zone supplements the regular or underlying zone classification. It is shown on County zoning maps inside a dashed circle. A potential zone indicates that an area is potentially suitable for the zone classification enclosed within the circle (K.C.C. 21.46-070). However, a property with a potential zone designation could not be rezoned until it was determined by the County that the rezone could meet all current County policies.

For example, on Vashon potential multifamily zoning has been designated in areas north and west of the Town of Vashon. Future multifamily rezones would be allowed subject to meeting the guidelines for residential development listed in the Vashon Community Plan. Similarly, approval of potential manufacturing zoning is contingent upon meeting development guidelines for industrial development listed in the Vashon Community Plan.

ADDITION OF A P-SUFFIX TO ZONING CLASSIFICATIONS

The P-suffix is a requirement that development in a specific area proceed only after obtaining site plan approval (KCC 21.46.150-200). The P-suffix is attached to the zoning designation which is shown on County zoning maps. For example, RM-2400-P would be shown on the County zoning map to indicate that all multifamily development at that site would require site plan approval.

This site plan approval requirement indicates that an area is conditionally suitable for a use as indicated by the zoning designation, provided that such areas are designed and developed in accordance with guidelines, performance standards, permitted uses, or other requirements contained in the area zoning.

The requirement for site plan approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations, protection of natural resources such as ground water, or others to assure its compatibility with adjacent land uses as well as the community. When the property is proposed for development, all conditions stipulated as a result of an area zoning process or zoning designation shall be reflected and/or included in the site plan submittal. Site plans are reviewed prior to the issuance of a building permit and must meet the requirements of section 21.46.150-200 of the King County Code.

In the Vashon Area Zoning specific P-suffix conditions for individual sites are presented in the explanation of the proposed zoning changes on the page opposite the appropriate zoning map. The P-suffix is used for a number of different reasons in the Vashon Community Plan. It is used to limit residential densities in some multifamily zones (RM-2400-P) and mixed business and residential zones (BR-C-P, BR-N-P). The P-suffix is also used to protect the unique appearance of a historic site. In cases where some uses allowed in the zone may be incompatible with the surrounding community or detrimental to water quality, the P-suffix is used to limit uses.

The Vashon Community Plan includes guidelines for residential development, commercial development, industrial development, and historic sites. In some cases the guidelines may be implemented through the application of a P-suffix to land meeting the criteria set forth in the Vashon Community Plan. The guidelines are reproduced in Appendices E through H.

ISLAND-WIDE P-SUFFIX CONDITIONS

Several development conditions would be applied on an island-wide basis to address water quantity and quality concerns. They would implement Vashon Community Plan Policies V-3, V-54, and V-55: "V-3 - ALL LAND USE POLICIES AND REGULATIONS FOR VASHON SHALL REFLECT THE OVERRIDING IMPORTANCE OF THE FACT THAT THE WHOLE ISLAND IS THE RECHARGE AREA FOR A SOLE-SOURCE AQUIFER. ALL OF VASHON ISLAND SHALL THEREFORE BE CONSIDERED A GROUND WATER RECHARGE AREA. WITHIN THE ISLAND, BASED LARGELY ON SOIL TYPES, THERE ARE AREAS OF RELATIVELY HIGH, MEDIUM, AND LOW RECHARGE POTENTIAL. AREAS OF HIGHER RECHARGE POTENTIAL SHOULD RECEIVE EXTRA PROTECTION", "V-54 - PROTECTION OF THE GROUND WATER AQUIFER IS OF PRIMARY IMPORTANCE TO THE ISLAND. FURTHER WATER QUALITY DEGRADATION WHICH WOULD INTERFERE WITH OR BECOME INJURIOUS TO EXISTING OR PLANNED USES SHOULD NOT BE ALLOWED", and "V-55 - USE EXISTING DOMESTIC WATER SUPPLIES AND WATER SYSTEMS EFFICIENTLY".

The following P-suffix conditions would apply to all new development:

Residential

- On all single family residentially zoned lots, the maximum development coverage (meaning "all impervious surface areas within the subject property, including, but not limited to, rooftops, driveways, carports, accessory buildings and parking areas." King County Code, 20.50.020) shall not exceed 15,000 square feet.
- 2. All new residential development must meet a water use performance standard that is 50 percent below the current average of 120 gallons per person per day, through water conserving plumbing fixtures, devices (such as flow restrictors), or other appropriate means.

The first of these conditions limits impervious surfaces to allow rainfall to infiltrate into the ground and replenish the ground water supply. The second condition conserves the ground water supply by reducing domestic consumption. It sets the standard for reduction, while leaving the means of achieving it up to the individual development.

Commercial/Industrial

1. New industrial development shall be served by sewers.

This condition would be applied to ensure that all wastewater generated by industrial uses will be effectively treated and disposed of off-Island, so that harmful contaminants will not be knowingly introduced into the ground water.

HIGH RECHARGE AREA P-SUFFIX CONDITIONS

High recharge areas are critical to both the quantity and quality of ground water. These are areas where water can infiltrate quickest to replenish the supply, but contaminants also have the least chance of being "filtered out" by the soil. In addition to Vashon Community Plan policies V-3, V-54, and V-55 (see discussion under ISLAND WIDE P-SUFFIX CONDITIONS, page 9), development conditions for high recharge areas would also implement policy V-57: "V-57 - TO PROTECT DOMESTIC WATER RESOURCES, HIGH GROUND WATER RECHARGE AREAS AND WATERSHEDS SHOULD BE MAINTAINED IN RESIDENTIAL OR SIMILARLY NON-INTENSIVE USES AT LOW DENSITIES".

The following P-suffix conditions would apply to all new development in high recharge areas:

Commercial/Industrial

- Any new commercial or industrial development that occurs in a high recharge area is limited to 60% maximum development coverage (meaning "all impervious surface areas within the subject property including, but not limited to, rooftops, driveways, carports, accessory buildings and parking areas." King County Code 20.50.020). A minimum of 40% of the site must be maintained in natural or planted landscaping.
- 2. All new commercial and industrial development that occurs in a high recharge area shall be consistent with the requirements of chapter 20.50 of the King County Code, Surface Water Runoff Policy, which states that peak runoff discharge shall not exceed pre-development levels.

These two conditions limit impervious surfaces and require on-site detention of rainwater to encourage infiltration and recharge of the aquifer. The means of achieving the on-site detention is left up to the individual development. For example, an underground storage-dispersion tank or an above ground retention pond could be used.

3. The following uses specified in the zoning code in CG (General Commercial), and ML (Light Manufacturing) zones are excluded from high recharge areas:

CG GENERAL COMMERCIAL CLASSIFICATION

21.30.20

- D. Automobile carwash establishments
- G. Blueprinting and photostating

21.30.30

- B. Boat building for craft not exceeding forty-eight feet in length
- F. Ceramic products, manufacture of, including figurines (but not including bricks, drain, building or conduit tile), using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel, or beehive kilns, and such batch kilns shall not exceed a total capacity of one hundred thirty cubic feet.
- G. Electric or neon sign manufacturing, servicing and repairing

- K. Laboratories
- L. Machine shop, with no automatic screw machine, or punch press over five tons
- M. Paint shop (painting contractor)
- P. Tire rebuilding, recapping and retreading

21.30.40

- E. Automobile impound yards for the temporary storage of damaged, abandoned or otherwise impounded automobiles; provided that:
 - The automobile storage area shall be enclosed by a solid wall or viewobscuring fence of at least six feet in height, which shall be landscaped with a minimum of five-foot wide planting strip and such landscaping as may be necessary to minimize adverse impact on neighboring properties
 - 2. Automobile wrecking, automobile wrecking yards, or the use of stored automobiles for spare parts, shall be prohibited
- F. Kennels, commercial, provided all run areas shall be completely surrounded by an eight-foot solid wall or fence

ML LIGHT MANUFACTURING CLASSIFICATION

21.32.20

- D. Automobile assembly plant, when contained within a wholly enclosed building
- J. Battery manufacture and rebuilding
- K. Bleaching and dyeing plants
- S. Clothes dveing plants
- U. Cosmetics, manufacture of
- Y. Dog pounds
- AA. Electric neon sign manufacturing
- BB. Electro-plating, silver, chrome, copper
- KK. Machine shops with a punch press up to twenty tons capacity, when contained wholly within an enclosed building and the building is not closer than three hundred feet to a residential or suburban zone; no drop hammer or drop forge is permitted
- LL. Treatment of articles from previously prepared materials such as bone, canvas, cellophane, cork, fibre, felt, fur, feathers, glass, leather, paper, metal, stone, wood, yarn, plastics and shell

- MM. Metal, manufacture and fabrication of products from (except major structural steel forms, boiler making and similar activities involving excessive noise, or major trucking in terms of over standard dimensions per unit or over-standard dimensions of load)
- PP. Pharmaceuticals, manufacturing, processing, packaging and storage of, including drugs, perfumes, toiletries and soap (cold mix only)
- SS. Pipe line booster or pumping plant in connection with oil, petroleum, gas, gasoline, or other petroleum products
- TT. Printing and printing ink manufacture
- WW. Rubber, fabrication of products made from finished rubber
- (N) Interim use for agricultural crops, open field growing, pasturing, and grazing on five acres or more, provided:
 - Any pen or structure used to confine or feed livestock shall not be located closer than seventy-five feet and in the case of swine or goats no closer than forty-five feet to any building containing a dwelling unit or accessory living quarters
- 4. The following unclassified uses specified in the zoning code are excluded from high recharge areas:

UNCLASSIFIED USES

21.44.20

- A. Airports and landing fields and heliports;
- C. Dumps, public or private, and commercial incinerators:
- I. Refuse disposal sites, provided sanitary fill method is used;
- J. Sewage treatment plants;
- K. Sanitary fills reclamation for public purpose by public agency;
- Transfer stations (refuse and garbage) when operated by a public agency;

21.44.30

- C. Commercial establishments or enterprises involving large assemblages of people or automobiles as follows, provided these uses are specifically excluded from all R, S-E and F-R zones:
 - 4. Fairgrounds and rodeos.
 - 8. Race tracks, drag strips, motorcycle hills and Go-Kart tracks.

H. Kennels, provided that the minimum site area is five acres and that the buildings housing such use and animal runs shall not be closer than one hundred fifty feet to any boundary property line of the premises and that they are specifically excluded from all R zones. The zoning adjustor may require such additional setback, fencing, screening or soundproofing requirements as it deems necessary to ensure the compatibility of the kennel with surrounding development;

The high recharge area P-suffix conditions eliminate uses that have the potential to severely contaminate ground water supplies.

P-SUFFIX FOR HISTORIC SITES

A zoning P-suffix is applied to all historic sites recommended for national, state or county designation in the Vashon Community Plan. This implements Vashon Community Plan policies V-41, V-42, and V-43: "V-41 - THE PRESERVATION, RESTORATION, AND ADAPTIVE USE OF HISTORIC SITES ON VASHON ISLAND SHOULD BE ENCOURAGED IN ORDER TO MAINTAIN THE CHARACTER OF EXISTING COMMUNITIES ON THE ISLAND AND TO PRESERVE TANGIBLE REMINDERS OF THE ISLAND'S HISTORY", "V-42 - HISTORIC SITES WHICH MEET NATIONAL, STATE OR COUNTY STANDARDS SHOULD BE GIVEN PARTIAL PROTECTION BY MAKING THE LAND USE DESIGNATION COMPATIBLE WITH THE SITE'S HISTORIC CHARACTER", and "V-43 - AS A HIGH PRIORITY, THE PLAN SUPPORTS THE NOMINATION OF TWO HISTORIC DISTRICTS TO THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES: DOCKTON AND BURTON. REDEVELOPMENT IN THESE DISTRICTS SHOULD BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THESE COMMUNITIES.

The P-suffix is applied to sites or districts which may meet the criteria for the National or State Register or the criteria for County Landmarks. Impacts on historic resources are to be evaluated in a site plan for a development proposal or a demolition permit. The following P-suffix site development conditions apply:

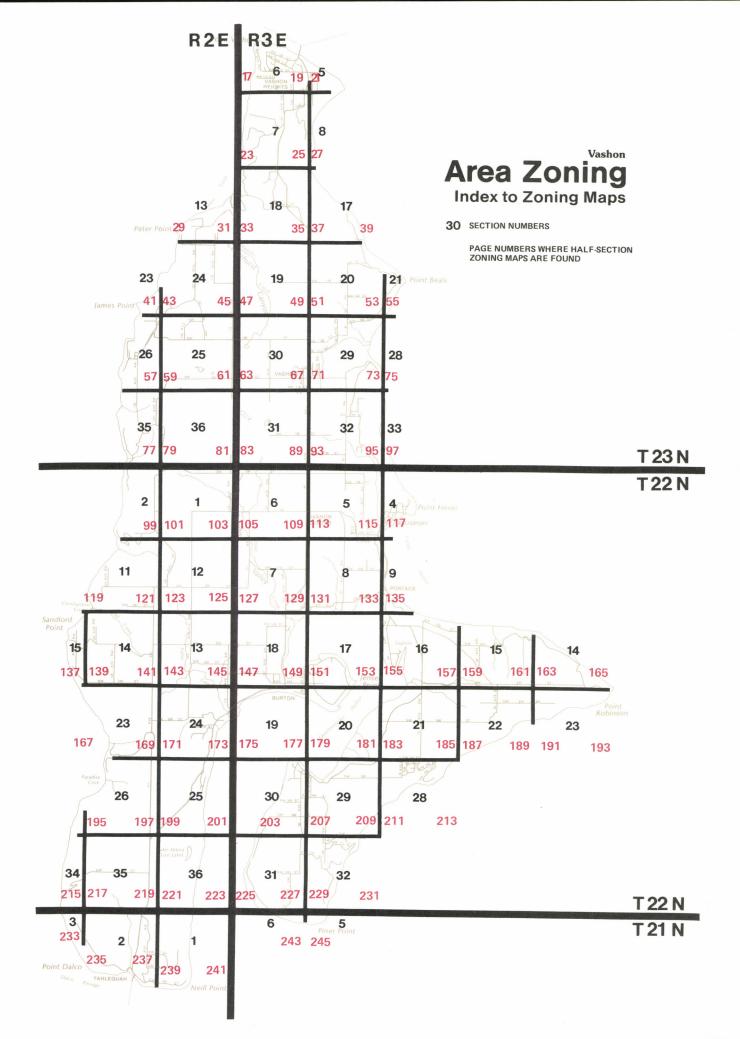
- 1. An environmental checklist should be prepared for all historic properties identified by a P-suffix. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determinations and environmental impact statement requirements of the State Environmental Policy Act.)
- 2. All permit applications and site plans for a development proposal or a demolition permit shall be circulated to the County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, or new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.
- 3. The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Manager of the Building and Land Development Division.
- 4. The Historic Preservation Officer may also propose that a site be considered for county landmarks designation according to procedures established in the Landmarks Ordinance (Ord. No. 4828). (The ordinance provides that, based upon a preliminary evaluation, sites which appear to meet the criteria for designation shall be, for a period of up to six months, provided the same protection as if they were designated County Landmarks. During this period, a certificate of appropriateness would be required before making significant changes to the site. If the site is later designated

as a County Landmark, the certificate of appropriateness becomes a permanent requirement.)

NON-CONFORMING LOT SIZES

In many areas of Vashon, particularly along the shoreline, the residential zoning designations will not reflect existing lot sizes. Many of the existing lots that have been legally created over the years are smaller than the proposed zoning would allow. These lots may still be developed, provided Health Department and King County Code requirements can be met. King County Comprehensive Plan policy R-218 states: "In rural areas, existing lots below five acres may still be developed, provided applicable standards for sewage disposal, water quality, roads and rural fire protection can be met."

The purpose of assigning lower density zoning to these areas, even though many parcels may actually develop at higher densities, is to try to achieve the rural policies of the Comprehensive Plan to the greatest extent possible and avoid creation of even more of the smaller lots. The goal of the Vashon Community Plan is to retain the rural nature of Vashon Island. The lower densities will promote this and help protect the Island's groundwater to a greater extent than continuing a pattern of smaller lots where some already exist.



W 6-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

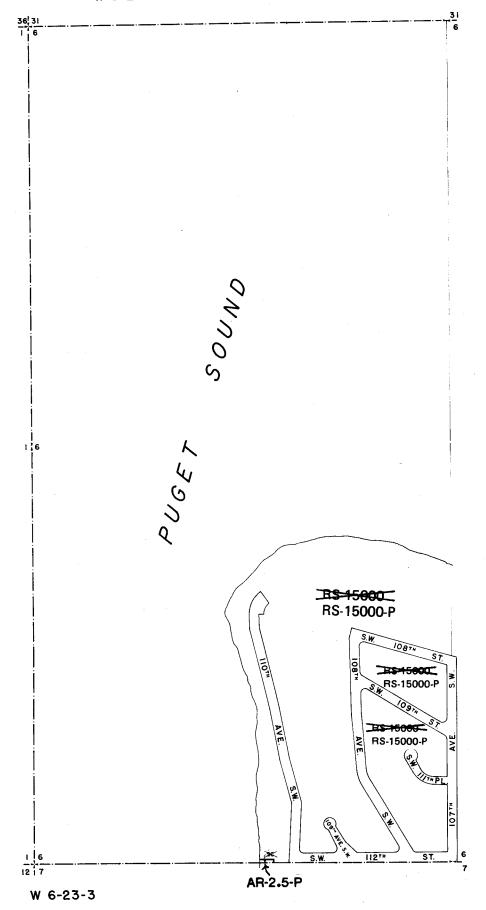
- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



E 6-23-3

BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

The following P-suffix site development condition applies:

 Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan Policy R-311.)

Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

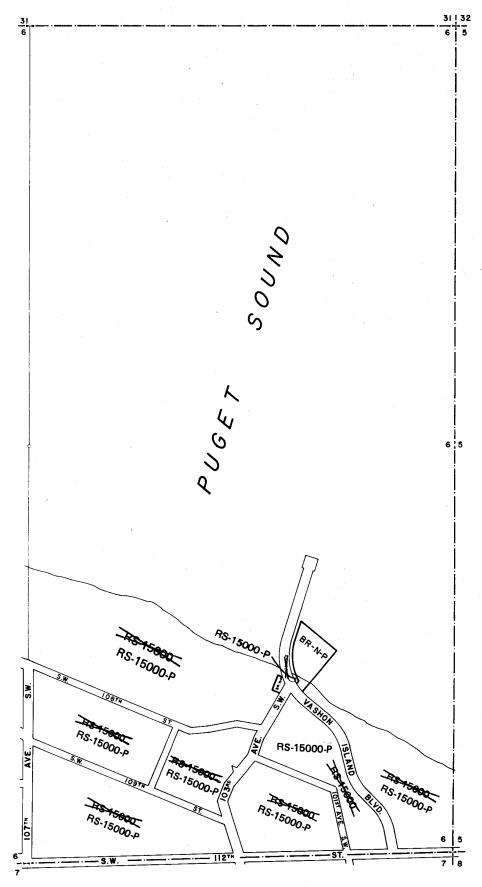
- * Vashon Community Plan policies V-3, V-20, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, Cl-603, Appendix C.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



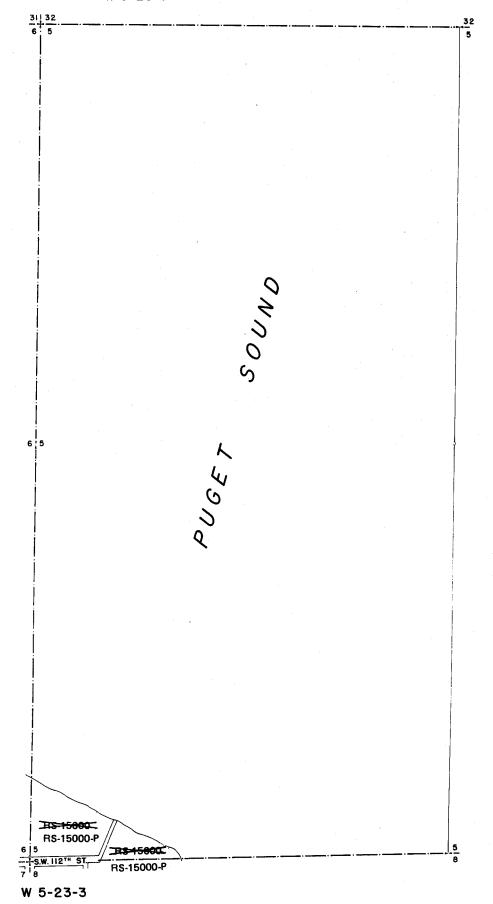
E 6-23-3

W 5-23-3

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



W 7-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

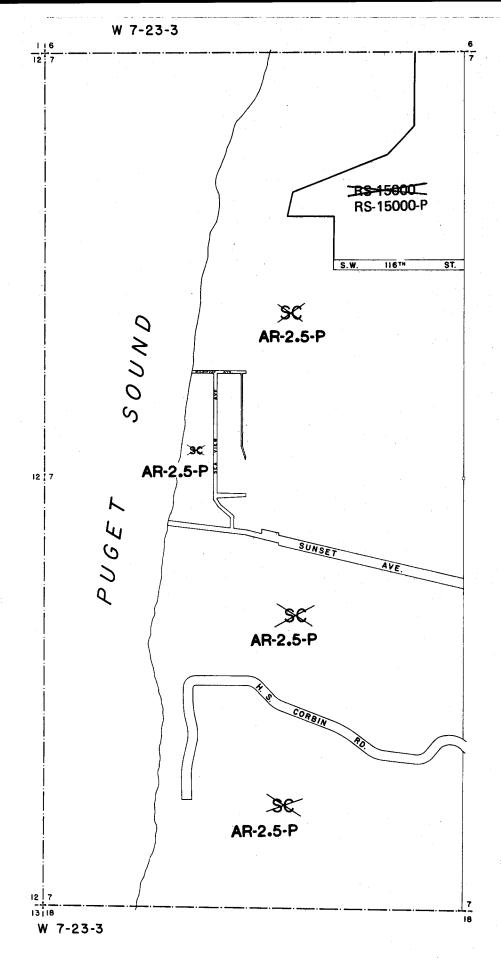
The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



E 7-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

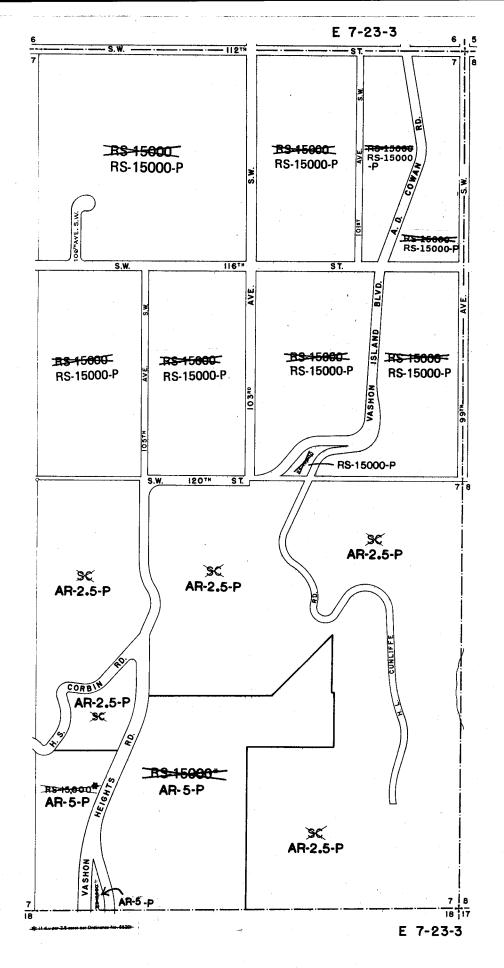
The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



W 8-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

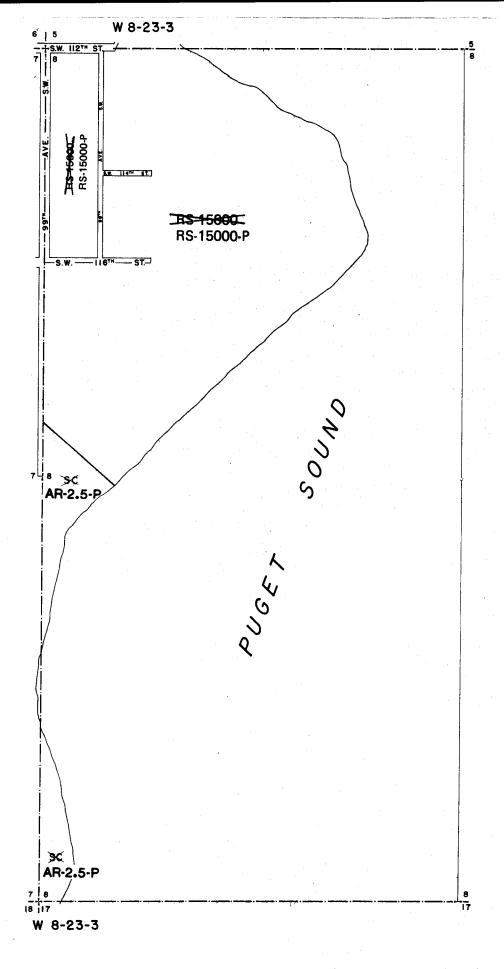
The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



W 13-23-2

S-C to AR-2.5-P

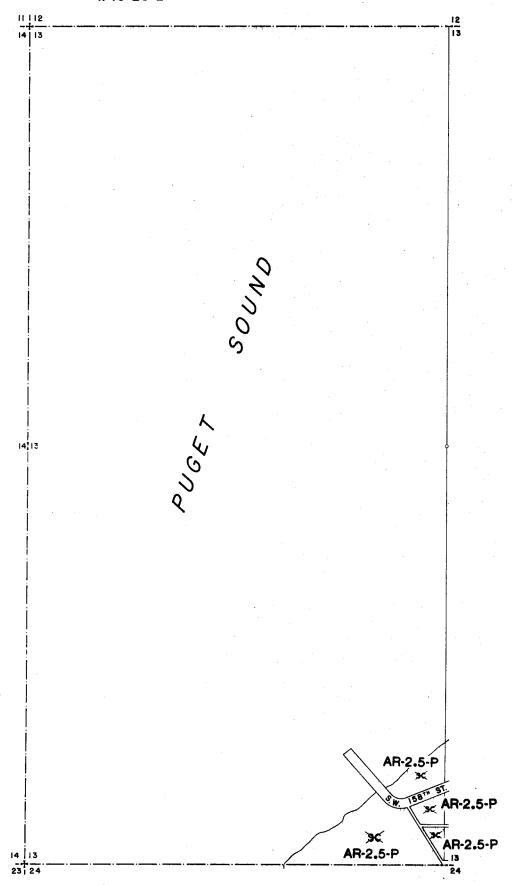
See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

* King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 13-23-2

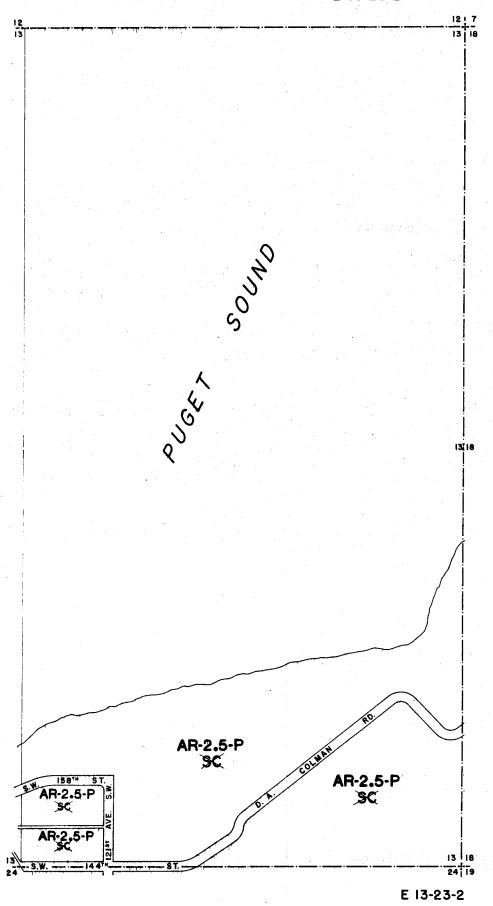
S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.





W 18-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

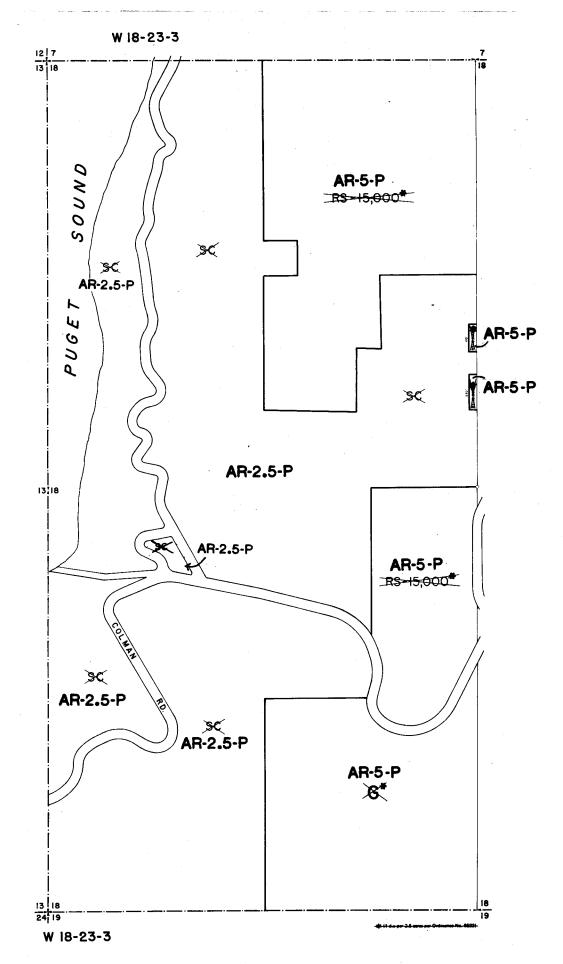
- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* and RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P.

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 18-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000*, S-R* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

BR-N-P to AR-5-P

This zoning change removes the undeveloped BR-N-P designation east of 106th Ave. SW. Expanded rural neighborhood centers are not expected or encouraged. This change is consistent with Vashon Community Plan policy V-17 and King County Comprehensive Plan policy CI-601.

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

BR-N-P

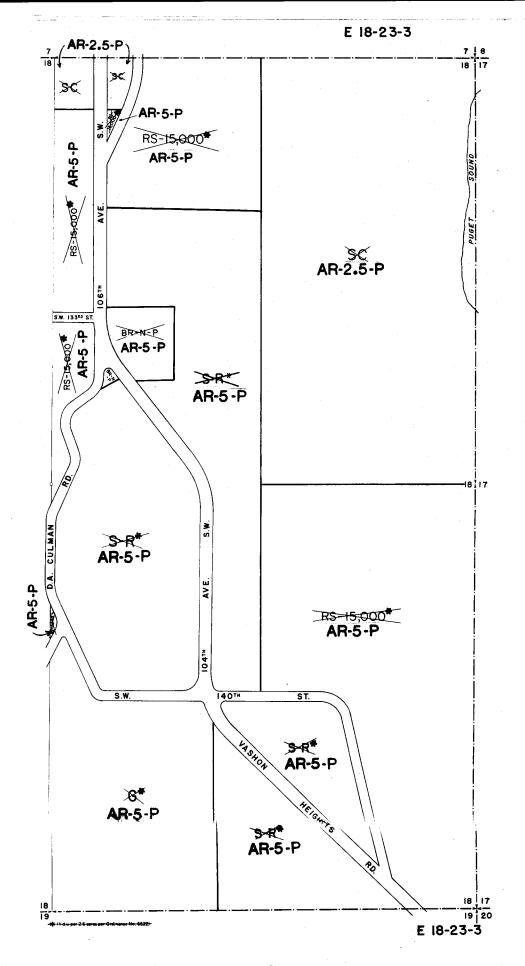
See the explanation of mixed business and residential zoning (BR-N) on page 3.

The following P-suffix site development condition applies:

 Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan Policy R-311.)

Also, see the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-20, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-220, CI-601, CI-602, CI-603, Appendix C.



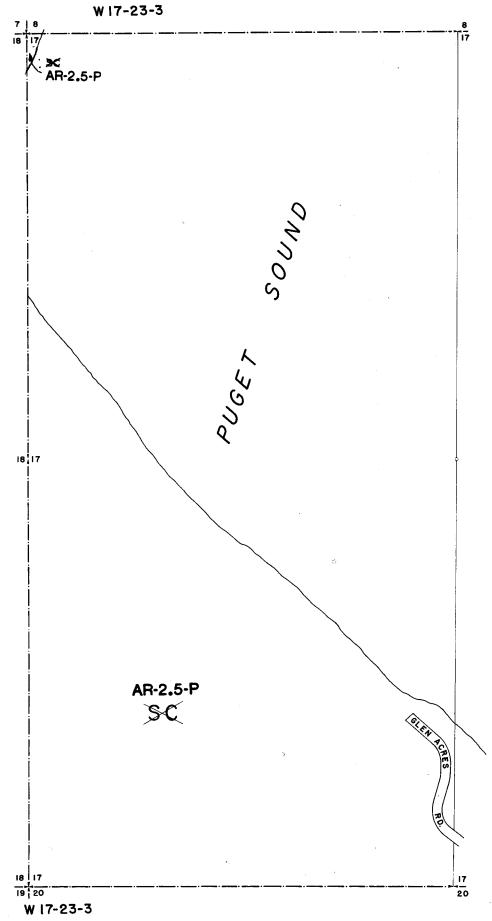
W 17-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



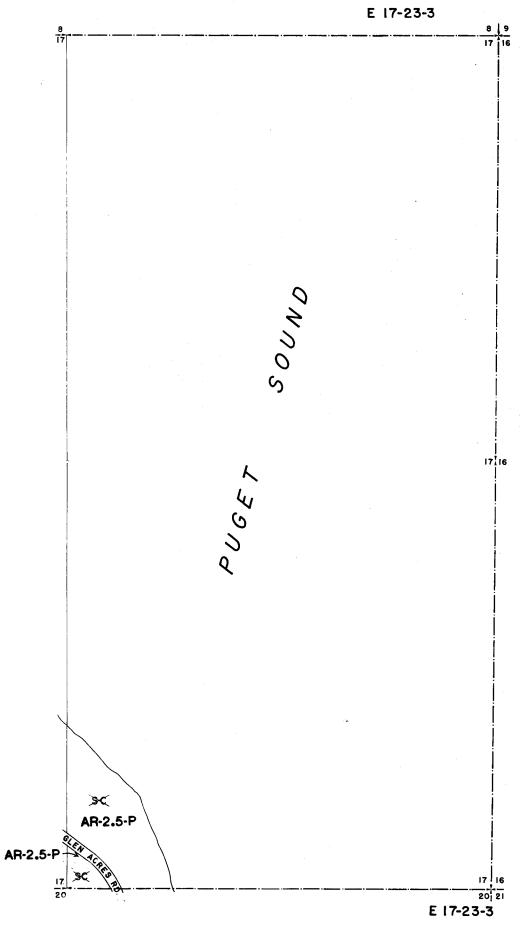
E 17-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



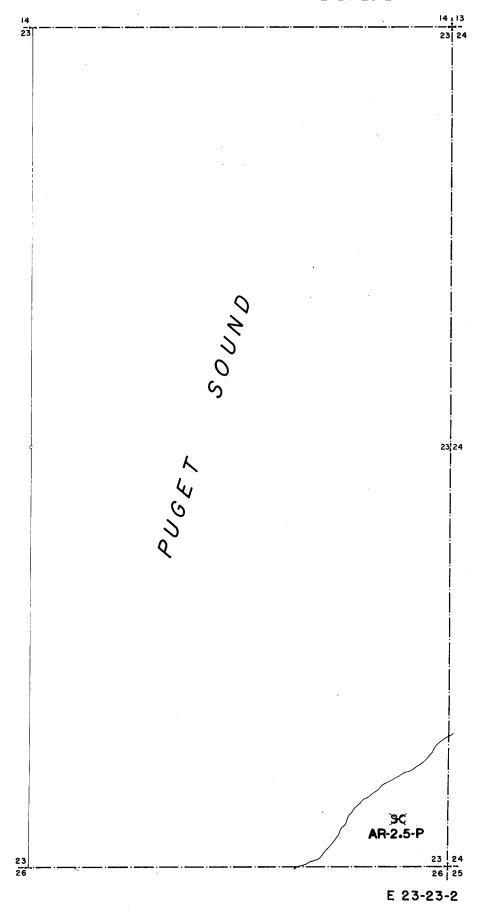
E 23-23-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



W 24-23-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* and SE* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

E 24-23-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

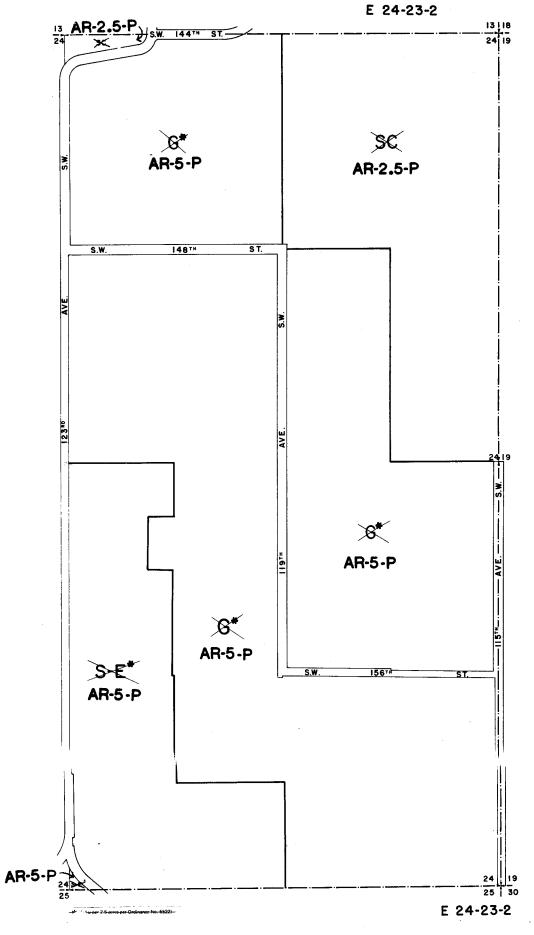
- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* and SE* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 19-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

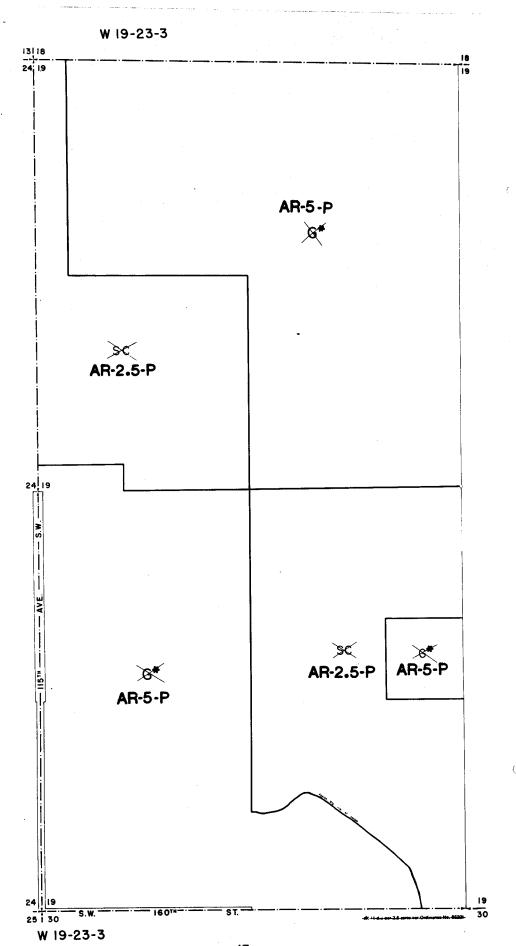
- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 19-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

S-R* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* and SR* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

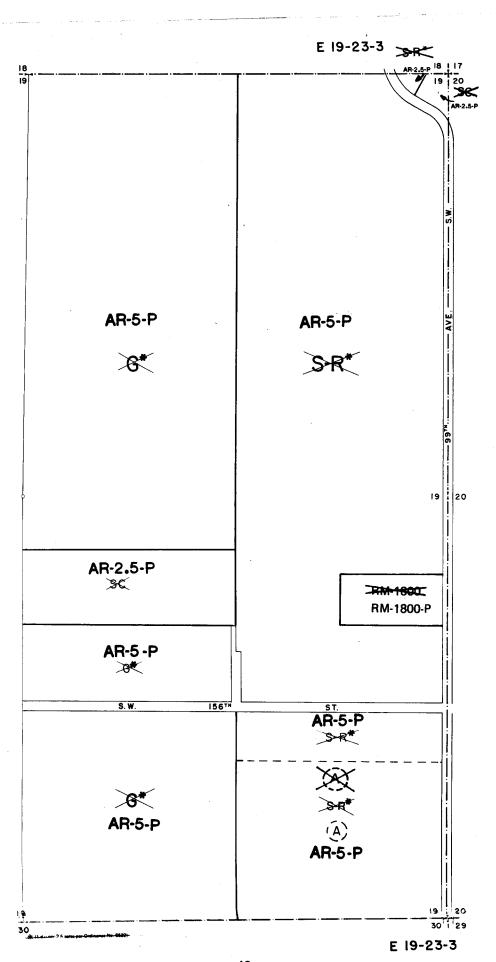
The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

RM-1800 to RM-1800-P

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, Appendix C.



W 20-23-3

SR* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-5-P (south of SW 156th St.)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

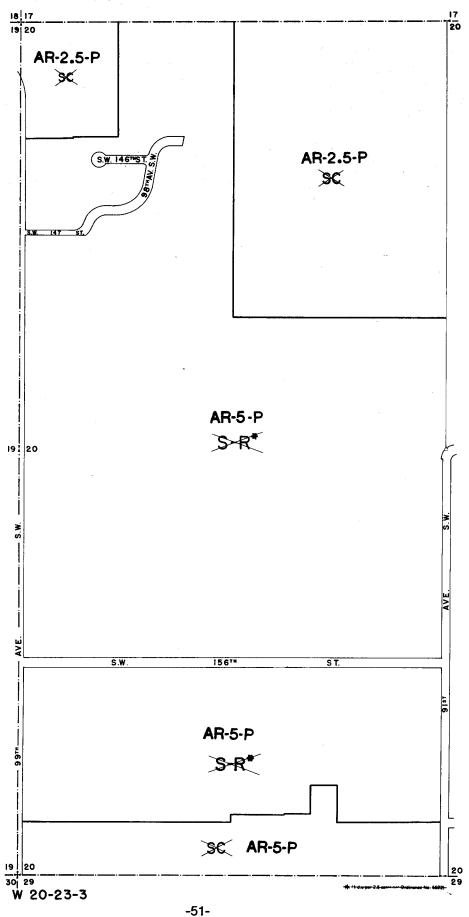
- * Vashon Community Plan policies V-3, V-55, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P (north of SW 156th St.)

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 20-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

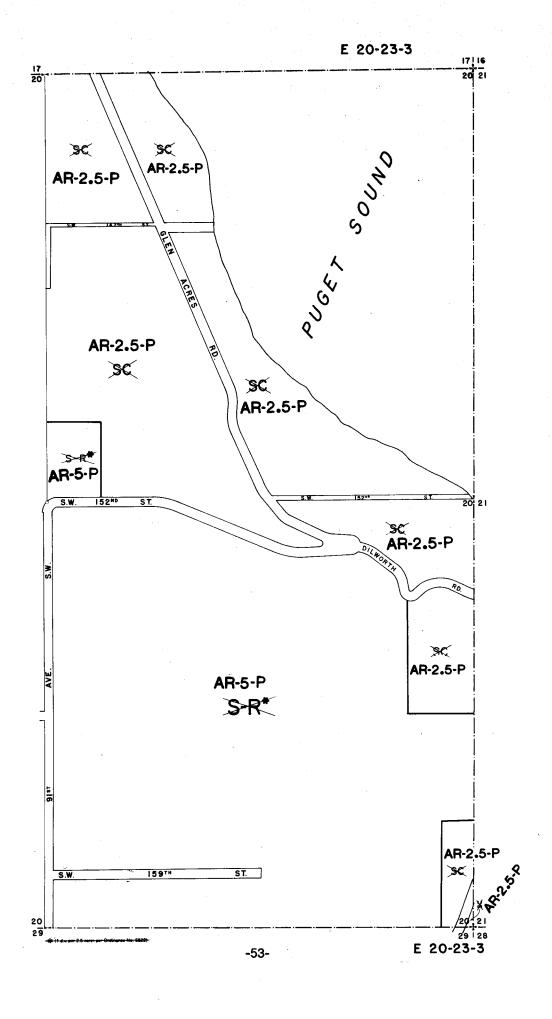
- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

SR* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



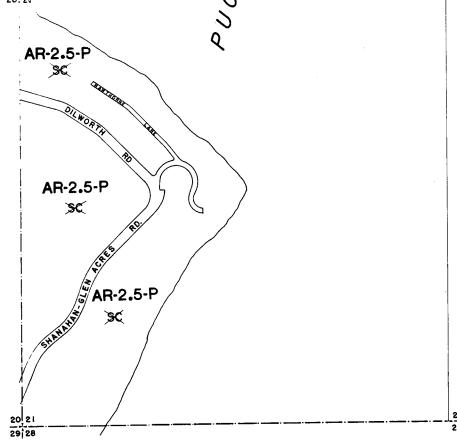
W 21-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 26-23-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

A-P

See the explanation of agricultural zoning (A) on page 3.

This property includes a historic structure which is recommended for designation as a County landmark. This is the Dr. Stockly/ Chasan Barn, King County Historic Sites Survey File No. 0801. See the explanation of the Psuffix for historic sites on page 13. Also, see the explanation of Island-wide Psuffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-37, V-41, V-42, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, HS-102, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

M-P to AR-2.5-P

This zoning change removes the M-P designation west of Tahlequah Rd. Industrial development is not encouraged outside the sewer local service area (LSA). This change is consistent with Vashon Community Plan policy V-16. The existing use, Olympic Instruments, will be allowed to continue as a legal, non-conforming use, but it cannot expand.

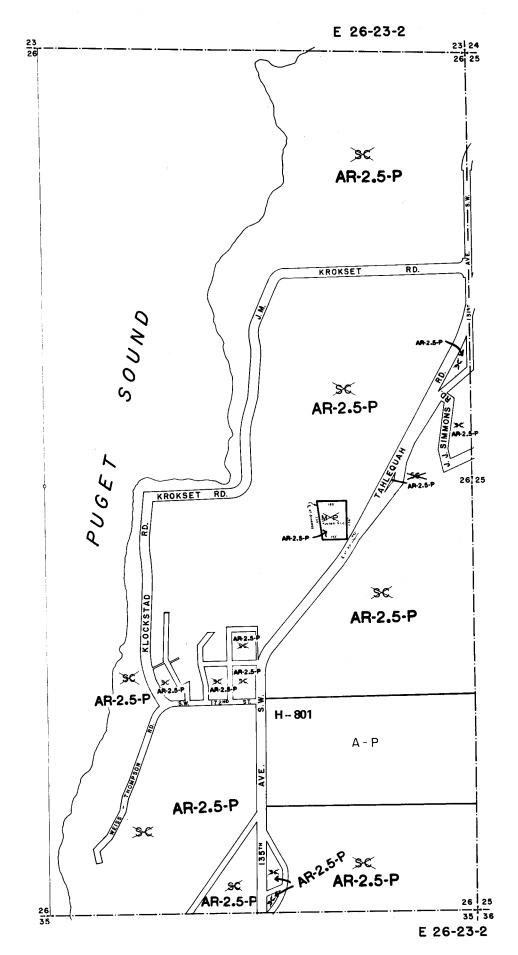
Olympic Instruments is surrounded by existing residential development, but this business has been in operation since 1946 and in its present form and function is not a detriment to the surrounding neighborhood zoning. Therefore, if more than 50 percent of the market value of its non-conforming buildings are damaged or partially destroyed by fire, explosion, or other casualty, they may be physically restored to what exists in height and lot coverage and the occupancy or use of the buildings which existed at the time of the partial destruction or damage can continue. The existing non-conforming buildings may not be enlarged, however, these existing buildings may be structurally altered to the limited extent of either replacing or improving them.

Any such repair and/or replacement of the existing buildings shall not be deemed "new industrial development" to be served by a sewer, as set forth under "Island-wide P-suffix conditions" on page 9 of the Vashon Area Zoning.

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55 Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-322, E-337, F-309, R-216, R-218, Appendix C.



W 25-23-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

A to A-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

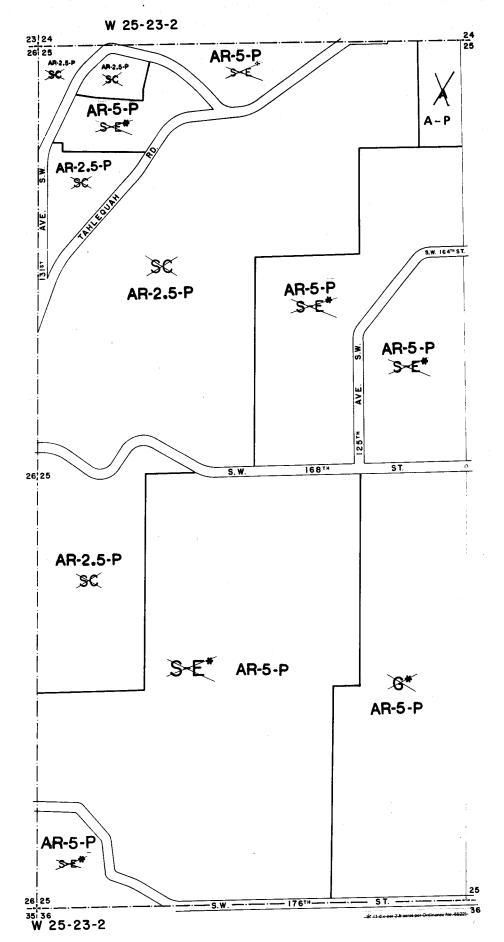
- * Vashon Community Plan policies V-3, V-37, C-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

G* and SE* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 25-23-2

A to A-P

See the explanation of Island-wide P-suffix conditions on pages 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-37, C-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

G* and SE* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

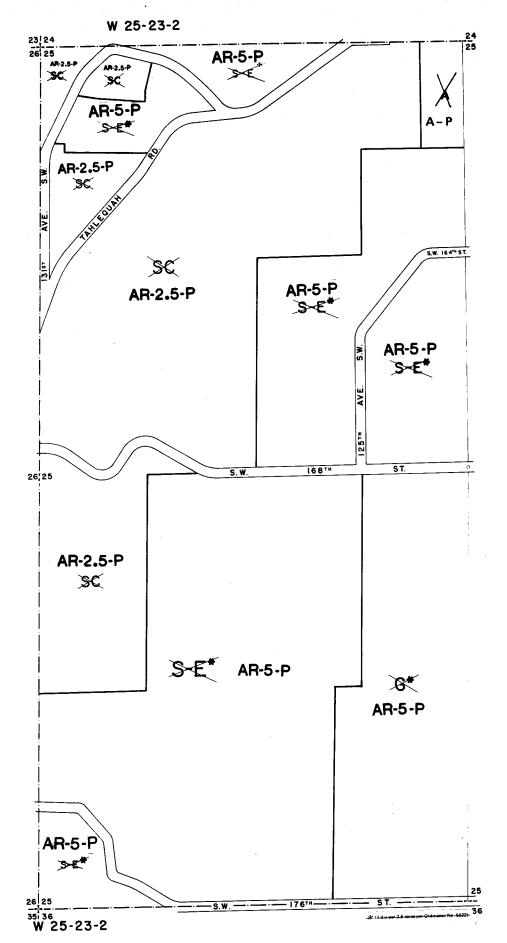
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.



E 25-23-2

A to A-P

See the explanation of Island-wide P-suffix conditions on pages 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-37, C-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

G* and SE* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

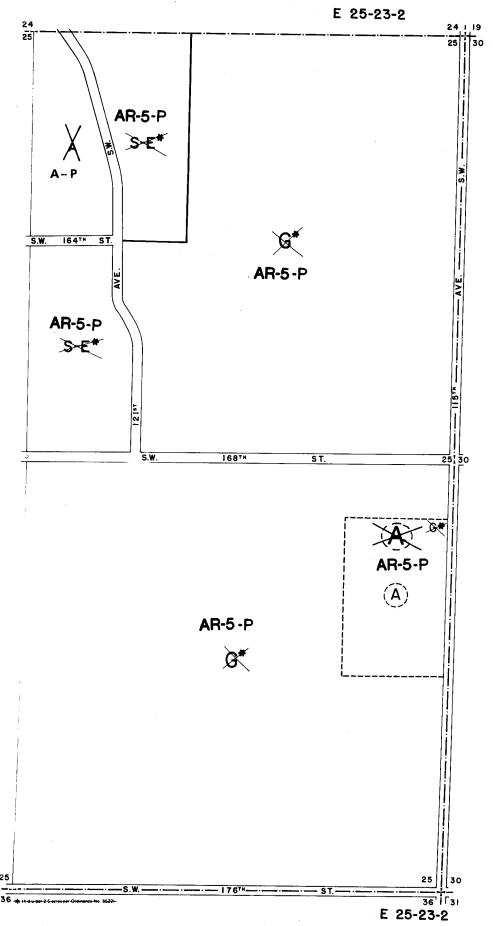
- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.



W 30-23-3

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G and SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

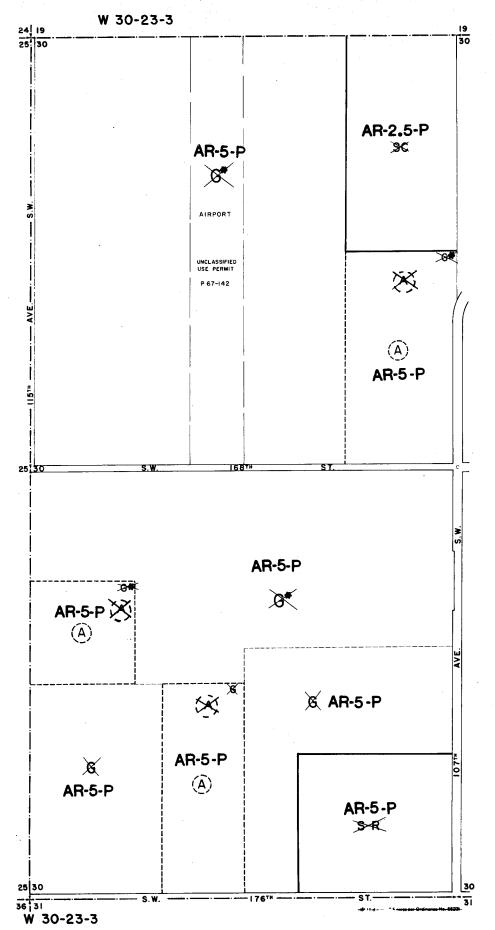
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.



E 30-23-3

S-C to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

RS-9600 (potential RM-2400) to RS-9600-P (potential RD-3600)

This zoning change is consistent with Special Recommendation 2 under Residential Development, Vashon Community Plan. Future rezones would be allowed subject to development guidelines in the Plan.

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of potential multifamily zoning at the Town of Vashon (RD-3600) on page 5.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-8, V-10 through V-14, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C. Guidelines for Residential Development at the Town of Vashon, Appendix E.

RS-9600-P (potential RM-2400) to RS-9600-P (potential RD-3600)

This zoning change is consistent with Special Recommendation 2 under Residential Development, Vashon Community Plan. Future rezones would be allowed subject to development guidelines in the Plan.

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of potential multifamily zoning at the Town of Vashon (RD-3600) on page 5.

The Vashon Community Plan recommends that the A. T. Tjomsland House (King County Historic Sites Survey File No. 0075) which is located on this property, be designated as a County Landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-8, V-10 through V-14, V-41, V-42, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.

Guidelines for Residential Development at the Town of Vashon, Appendix E.

Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-9600 (potential BR-C) to RS-9600-P (potential BR-C)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of mixed business and residential zoning (BR-C) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

1. Densities should be limited to a maximum of 12 dwelling units per acre.

2. See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and the Guidelines for Commercial Development (Appendix F).

The following policies are applicable:

* Vashon Community Plan policies V-3, V-8, V-10, V-14, V-19, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

B-C (potential BR-C)

See the explanation of mixed business and residential zoning (BR-C) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

1. Densities should be limited to a maximum of 12 dwelling units per acre.

2. See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and the Guidelines for Commercial Development (Appendix F).

The following policies are applicable:

* Vashon Community Plan policies V-3, V-16, V-18, V-19, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

SR* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

SR and RS-9600 (potential RM-2400) to A-P

This zoning change is based on the purchase of development rights by the King County Agriculture Program. This change is consistent with Vashon Community Plan policy V-38.

See the explanation of agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-37, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

RS-9600 (potential RM-2400) to AR-5-P (potential RD-3600)

This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential multifamily zoning at the Town of Vashon (RD-3600) on page

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan Policies V-3, V-5, V-8, V-10 through V-14, V-55, Appendix B. King County Comprehensive Plan Policies E-311, E-337, F-309, R-215, R-218, R-219,
- Appendix C.
- Guidelines for Residential Development at the Town of Vashon, Appendix E.

RS-9600 (potential RM-2400) to BR-C-P (potential BC)

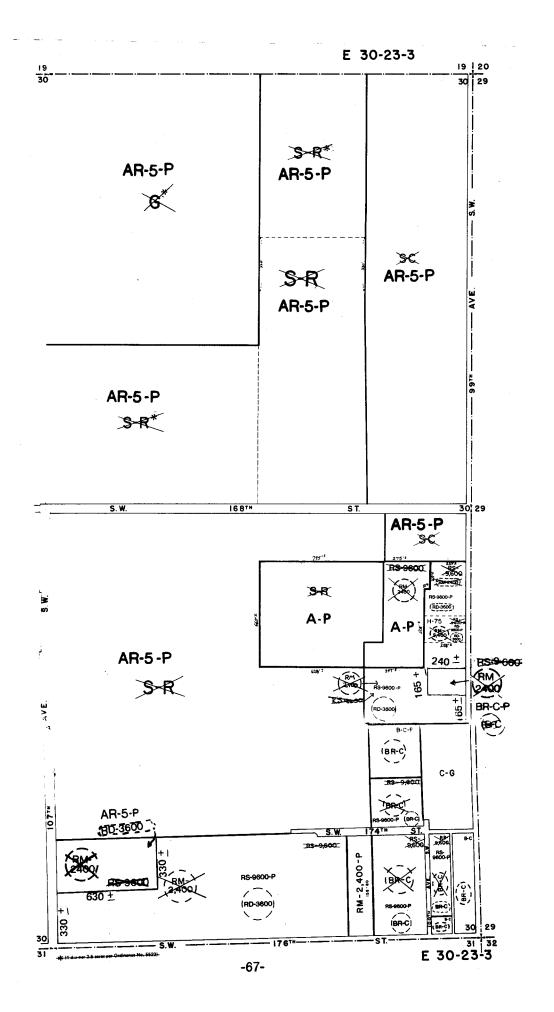
This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

See the explanation of mixed business and residential zoning (BR-C) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan Policies V-3, V-16, V-18, V-19, V-55, Appendix B.
- King County Comprehensive Plan Policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.
 Guidelines for Residential Development at the Town of Vashon, Appendix E.
- Guidelines for Commercial Development, Appendix F.



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S-C to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

RS-9600 (potential RM-2400) to RS-9600-P (potential RD-3600)

This zoning change is consistent with Special Recommendation 2 under Residential Development, Vashon Community Plan. Future rezones would be allowed subject to development guidelines in the Plan. See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of potential multifamily zoning at the Town of Vashon (RD-3600) on page 5.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-8, V-10 through V-14, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.
- * Guidelines for Residential Development at the Town of Vashon, Appendix E.

SC (potential A) to AR-5-P (Potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

RM-900-P

A P-suffix was added to the zoning in order to limit the maximum density to 12 dwelling units per acre. This density is considered to be more appropriate for rural areas and more consistent with the existing level of development at the Town of Vashon.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-10, V-11, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.
- * Guidelines for Residential Development at the Town of Vashon, Appendix E.

RS-9600 (potential BR-C) to RS-9600-P (potential BR-C)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of mixed business and residential zoning (BR-C) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

- 1. Densities should be limited to a maximum of 12 dwelling units per acre.
- See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and the Guidelines for Commercial Development (Appendix F).

The following policies are applicable:

- Vashon Community Plan policies V-3, V-8, V-10, V-14, V-19, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

B-C (potential BR-C)

See the explanation of mixed business and residential zoning (BR-C) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

- 1. Densities should be limited to a maximum of 12 dwelling units per acre.
- 2. See the appropriate conditions listed under Guidelines for Residential development at the Town of Vashon (Appendix E) and the Guidelines for Commercial Development in (Appendix F).

- Vashon Community Plan policies V-3, V-16, V-18, V-19, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

CG to RM-1800-P

This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies, V-3, V-10 through V-13, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.
- * Guidelines for Residential Development at the Town of Vashon, Appendix E.

RM-1800 to RM-1800-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies, V-3, V-10 through V-13, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.
- * Guidelines for Residential Development at the Town of Vashon, Appendix E.

RM-2400 to RM-2400-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable: Not "P. suffix conditions

Vashon Community Plan policies, V-3, V-10 through V-13, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.

Guidelines for Residential Development at the Town of Vashon, Appendix E.

Orm applies to Rezons to AMZ400 (Considert with U-11)

SR* and RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P (adjacent to shoreline)

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B. King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

SC to AR-5-P (inland)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C-P to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

The Byrd Jacobs House (King County Historic Site Survey File No. 0469) is located on this property. Vashon Community Plan recommends that it be designated as a County landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policy V-3, V-5, V-41, V-42, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, HS-102, HS-104, Appendix C.
- Guidelines for Historic Sites on Vashon Island, Appendix H.

S-R (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

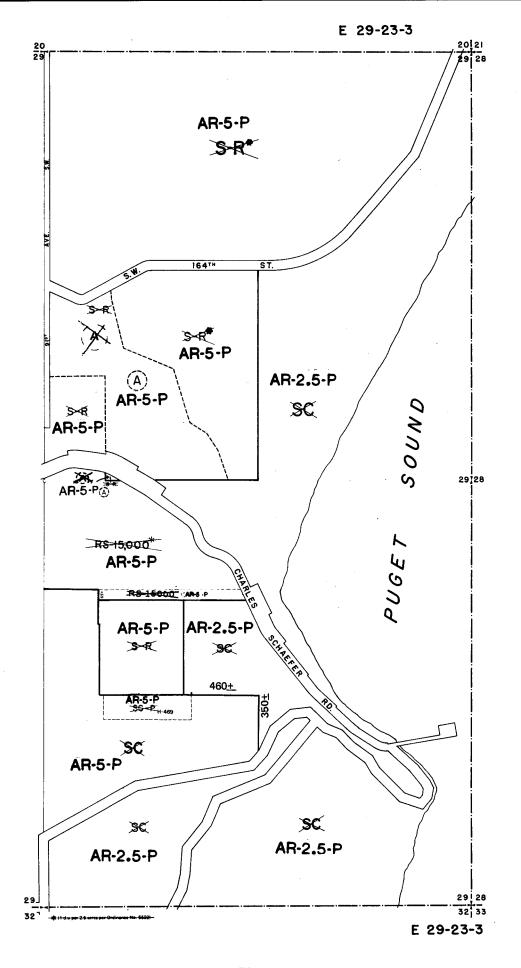
- Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

SR and RS-15,000 to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



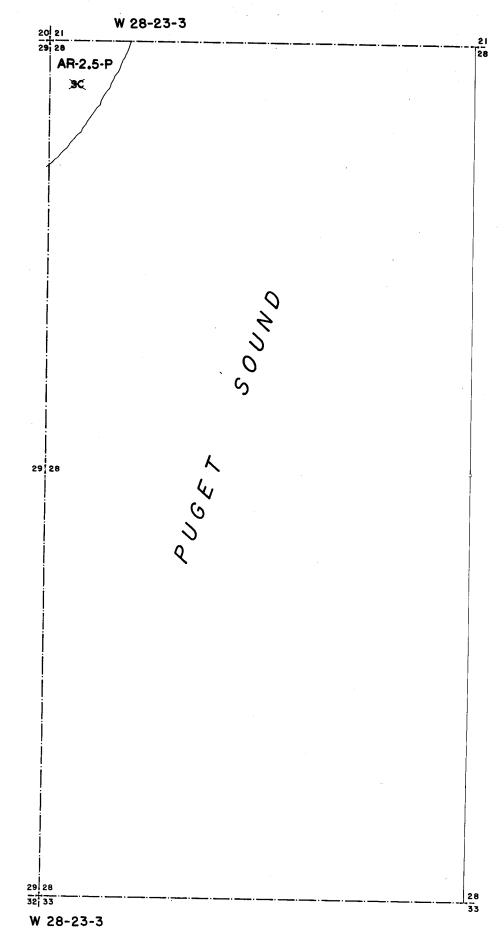
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S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 35-23-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

* King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

SE* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

A to A-P

See the explanation of agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-37, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

RS-15,000 to AR-5-P

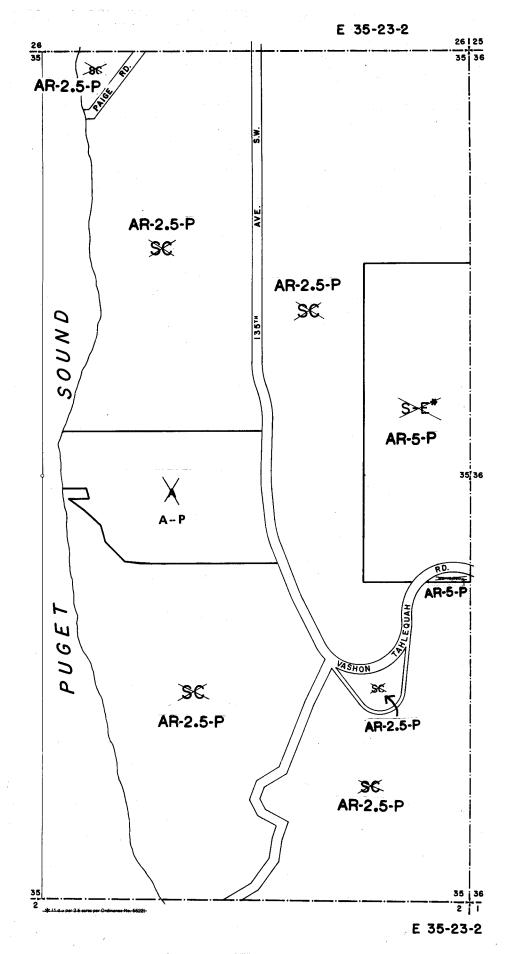
See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 36-23-2

SE*, RS-15,000* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

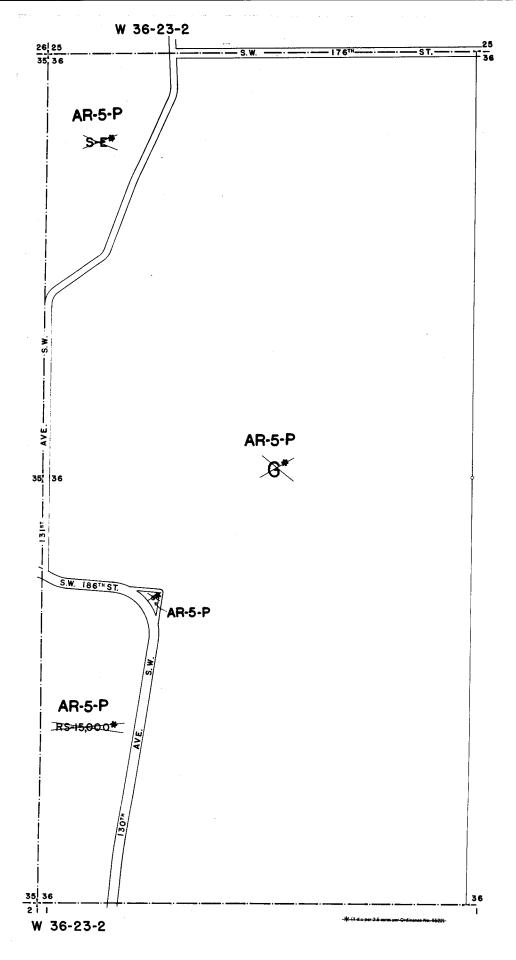
See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 36-23-2

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

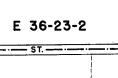
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

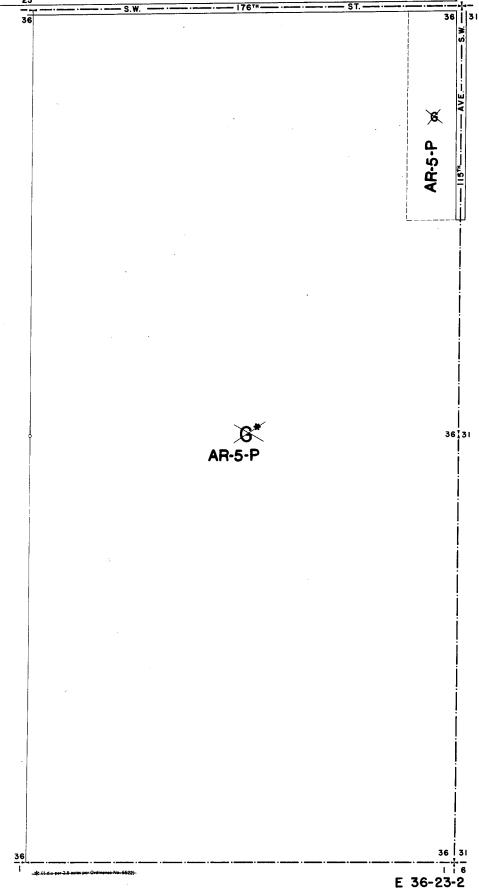
G to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.





G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on pages 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G (potential M-P) to AR-5-P (potential M-P)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential manufacturing park zoning (M-P) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-5, V-24, V-25, V-26, V-54, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.
- Guidelines for Industrial development, Appendix G.

G to AR-5-P

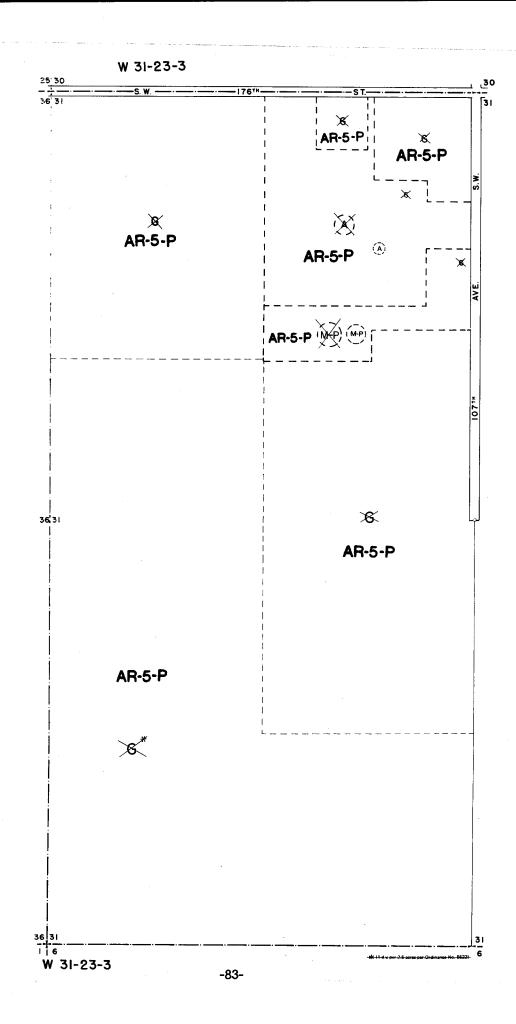
See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



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RS-9600 (potential RM-2400) to RS-9600-P (potential RM-2400)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of potential multifamily zoning at the Town of Vashon (RM-2400) on page 5. Future rezones would be allowed to RM-2400 subject to development guidelines in the Plan. In areas north and east of the proposed manufacturing area, the Plan allows a maximum density of 18 dwelling units per acre.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-8, V-10 through V-14, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C. Guidelines for Residential Development at the Town of Vashon, Appendix E.

RS-9600 (potential BR-C) to RS-9600-P (potential BR-C)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of mixed business and residential zoning (BR-C) on page 3

See the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

Densities should be limited to a maximum of 12 dwelling units per acre.

See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and the Guidelines for Commercial Development (Appendix F).

The following policies are applicable:

Vashon Community Plan policy V-3, V-8, V-10, V-14, V-19, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

B-C (potential BR-C)

See the explanation of mixed business and residential zoning (BR-C) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

Densities should be limited to a maximum of 12 dwelling units per acre.

See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and the Guidelines for Commercial Development (Appendix F).

The following policies are applicable:

Vashon Community Plan policies V-3, V-16, V-18, V-19, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

BC-P (potential BR-C)

See the explanation of mixed business and residential zoning (BR-C) on page 3.

The Gorsuch Store (King County Historic Site Survey File No. 0057) is located on this property. It is recommended for designation as a King County Landmark in the Vashon Community Plan. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

Densities should be limited to a maximum of 12 dwelling units per acre.

See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and the Guidelines for Commercial Development (Appendix F).

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-16, V-18, V-19, V-41, V-42, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Cl-501, Cl-503, Cl-505, Cl-507, Appendix C. Guidelines for Historic Sites on Vashon Island, Appendix H.

G (potential M-P) to AR-10-P (potential M-P) (south of SW 188th St.)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6 and the explanation of potential manufacturing park zoning (M-P) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies and guidelines are applicable:

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix
- Guidelines for Industrial Development, Appendix G.

RS-9600 to RS-9600-P

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-8, V-10, V-14, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.

RS-9600 (potential C-G) to RS-9600-P (potential C-G)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-8, V-10, V-14, V-16, V-18, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Cl-501, Cl-503, Cl-505, Cl-507, Appendix C.
 Guidelines for Commercial Development, Appendix F.

C-G

The following policies and guidelines are applicable:

Vashon Community Plan policies V-16, V-18, Appendix B.

King County Comprehensive Plan policies CI-501, CI-503, CI-505, CI-507, Appendix C. Guidelines for Commercial Development, Appendix F.

BR-C to BR-C-P

See the explanation of mixed business and residential zoning (BR-C) on pages 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policy V-3, V-19, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.
- Guidelines for Residential Development at the Town of Vashon, Appendix E.

Guidelines for Commercial Development, Appendix F.

M-L to M-L-P (69-30)

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, V-55, V-57, Appendix B. King County Comprehensive Plan policies E-311, E-337, CI-501, CI-503, CI-505, CI-506, CI-507 Appendix C.
- Guidelines for Industrial Development, Appendix G.

M-P to M-P-P (206-71)

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, V-55, V-57, Appendix B. King County Comprehensive Plan policies E-311, E-337, CI-501, CI-503, CI-505, CI-506, CI-507 Appendix C.
- Guidelines for Industrial Development, Appendix G.

SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

RM-2400 to RM-2400-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-10 through V-13, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C. Guidelines for Residential Development at the Town of Vashon, Appendix E.

G (potential M-P) to G-P (potential M-P) (south half of E-31-23-3)

See the explanation of potential manufacturing park zoning at the Town of Vashon (M-P) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Cl-501, Cl-503, Cl-506, Cl-507, Appendix C.

Guidelines for Industrial Development, Appendix G.

G (potential M-P) to G-P (potential M-P) (north half of E-31-23-3)

See the explanation of potential manufacturing park zoning at the Town of Vashon (M-P) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.

Guidelines for Industrial Development, Appendix G.

RM-900 to RM-900-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-10, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.

Guidelines for Residential Development at the Town of Vashon, Appendix E.

E 31-23-3 (continued)

M-P to M-P-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, Appendix B. King County Comprehensive Plan policies E-311, E-337, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.

Guidelines for Industrial Development, Appendix G.

M-P-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, Appendix B. King County Comprehensive Plan policies E-311, E-337, Cl-501, Cl-503, Cl-505, Cl-506, Cl-507, Appendix C.

Guidelines for Industrial Development, Appendix G.

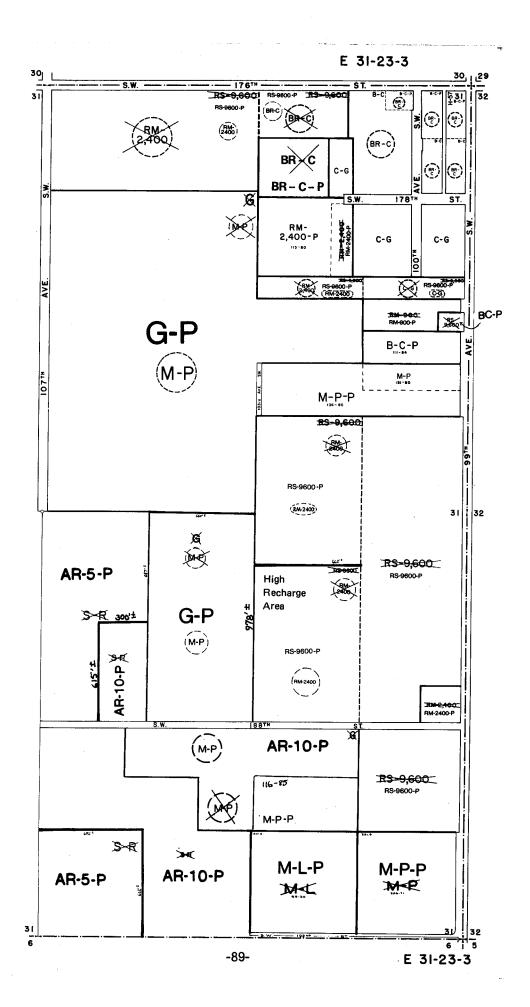
RS-9600 to BC

This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

The following policies are applicable:

Vashon Community Plan policies V-16, V-18, Appendix B.

King County Comprehensive Plan policies CI-501, CI-503, CI-505, CI-507, Appendix C.



B-C (potential BR-C)

See the explanation of mixed business and residential zoning (BR-C) on page 3.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

Densities should be limited to a maximum of 12 dwelling units per acre.

See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and Guidelines for Commercial Development (Appendix F).

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-16, V-18, V-19, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

RS-9600 (potential C-G) to RS-9600-P (potential C-G)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-8, V-10, V-14, V-16, V-18, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Cl-501, Cl-503, Cl-505, Cl-507, Appendix C. Guidelines for Commercial Development, Appendix F.

RS-9600 (potential BR-C) to RS-9600-P (potential BR-C)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of mixed business and residential zoning (BR-C) on page

See the explanation of Island-wide P-suffix conditions on page 9.

The following P-suffix site development conditions apply when the property is rezoned to BR-C-P:

Densities should be limited to a maximum of 12 dwelling units per acre.

See the appropriate conditions listed under Guidelines for Residential Development at the Town of Vashon (Appendix E) and Guidelines for Commercial Development, (Appendix F).

The following policies are applicable:

Vashon Community Plan policy V-3, V-8, V-10, V-14, V-19, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, CI-501, CI-503, CI-505, CI-507, Appendix C.

S-C to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

RS-9600 to RS-9600-P

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-8, V-10, V-14, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.

SR (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

RS-9600 (potential RM-2400) to RS-9600-P (potential RD-3600)

This zoning change is consistent with Special Recommendation 2 under Residential Development, Vashon Community Plan. Future rezones would be allowed subject to development guidelines in the Plan. See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-8, V-10 through V-13, V-14, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C. Guidelines for Residential Development at the Town of Vashon, Appendix E.

SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

M-P to M-P-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, Appendix B. King County Comprehensive Plan policies E-311, E-337, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.

Guidelines for Industrial Development, Appendix G.

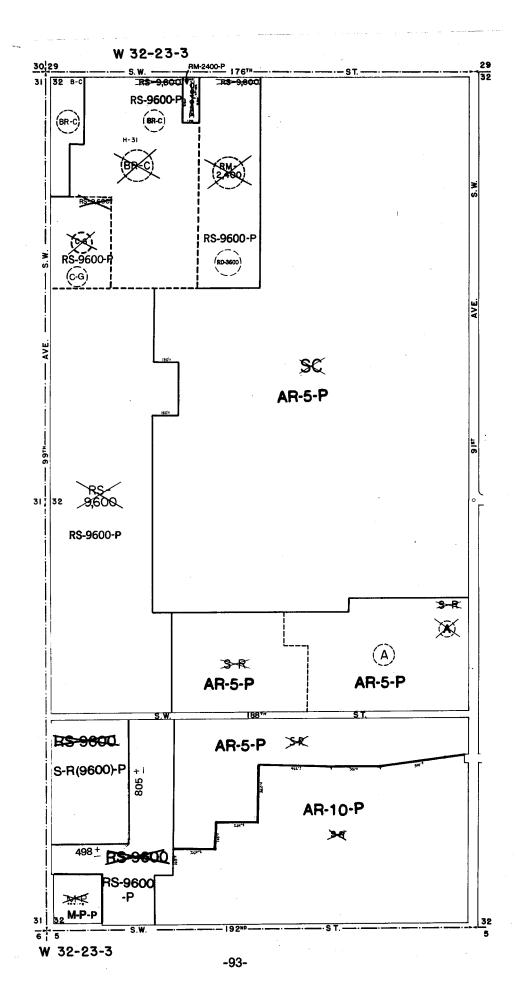
RS-9600 to SR (9600)-P

This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-8 V-10, V-14, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.



E 32-23-3

SR (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on pages 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

RS-15000* and S-R* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

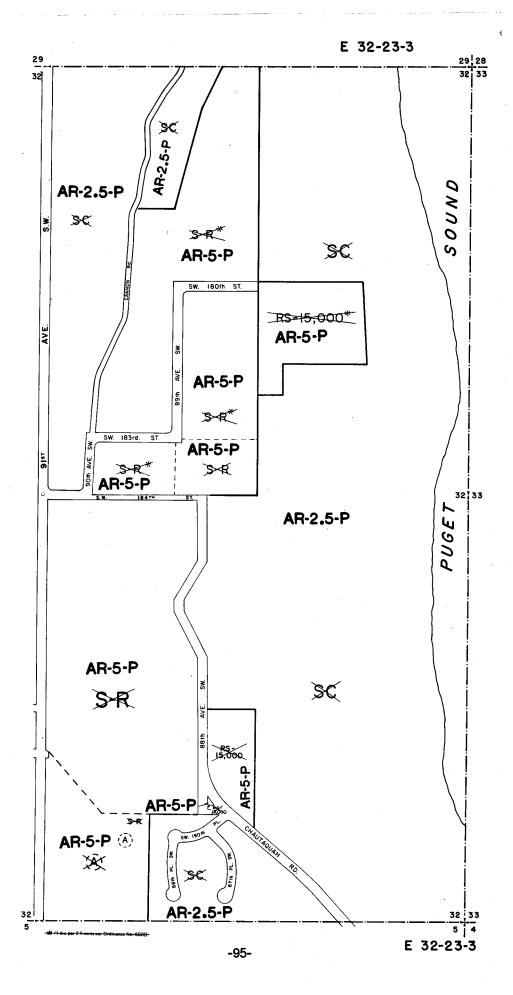
- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

SR and RS-15,000 to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



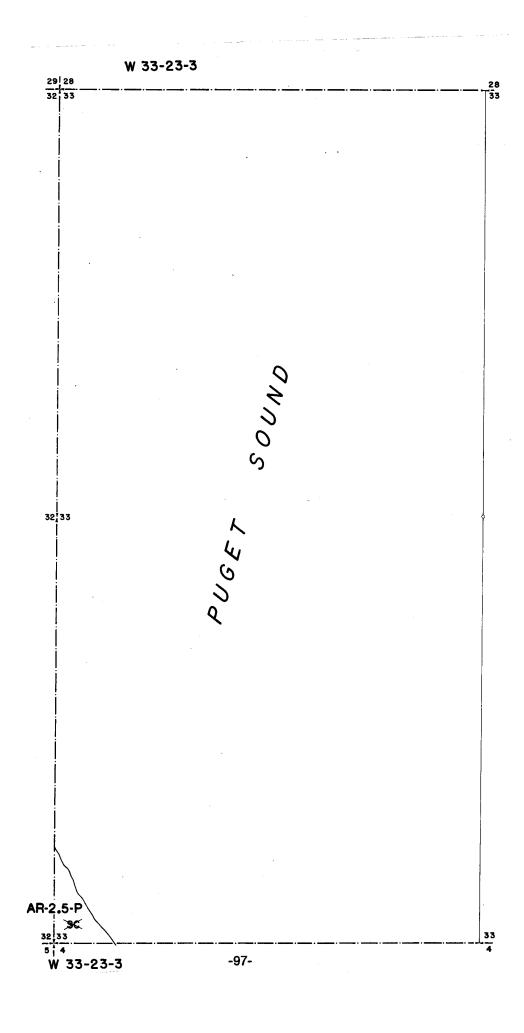
W 33-23-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 2-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

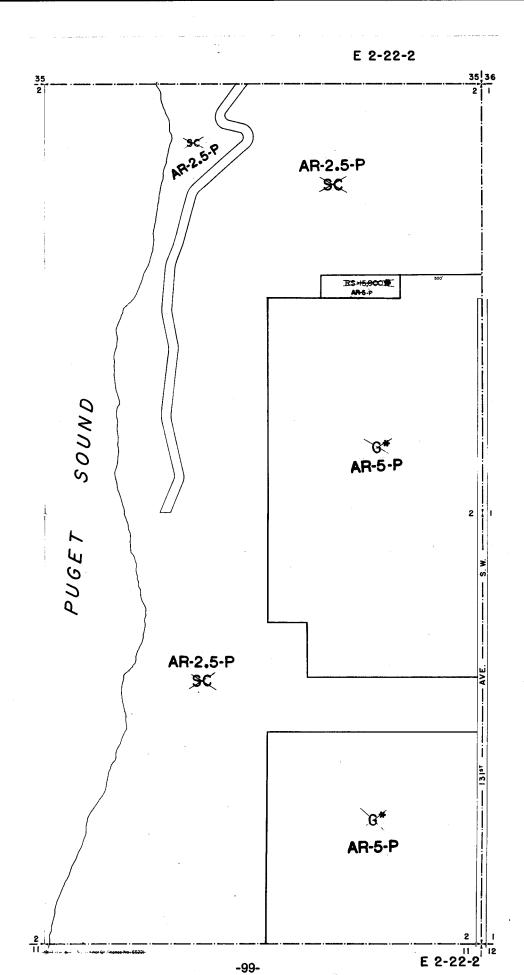
- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* and RS-15000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 1-22-2

RS-15000* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

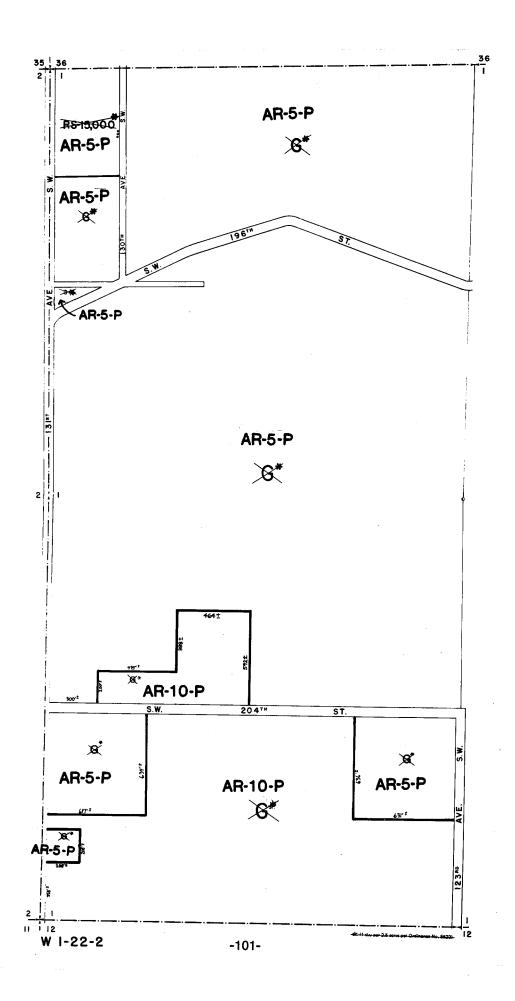
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G*-P (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

Dr. Cheney's Cabin (King County Historic Sites Survey File No. 0468) is located on this property. The Vashon Community Plan recommends that it be designated as a King County Landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-5, V-41, V-42, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, HS-102, HS-104, Appendix C.

Guidelines for Historic Sites on Vashon Island, Appendix H.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on pages 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

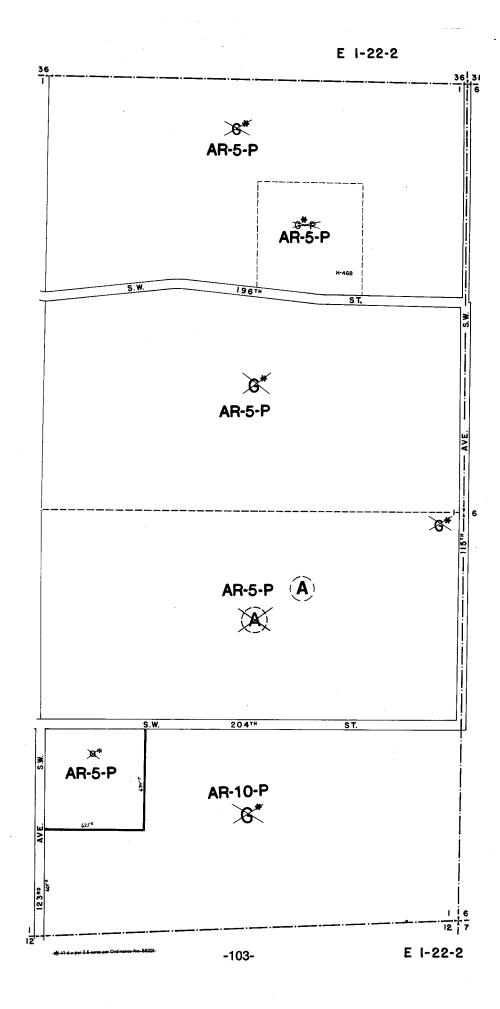
See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 6-22-3

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-55, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

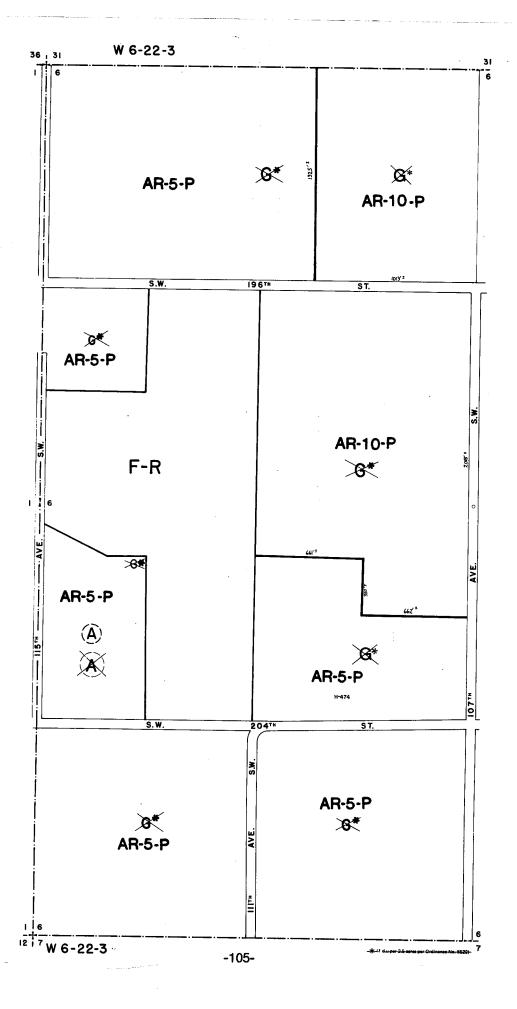
See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following additional P-suffix site development condition applies:

Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan policy R-311).

The following policies are applicable:

Vashon Community Plan policies V-3, V-20, V-21, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, CI-603, Appendix C.

BR-N-P (Southwest corner, intersection of SW 196th and 99th Ave. SW)

See the explanation of mixed-business and residential zoning (BR-N) on page 3.

The Therkelsen House/Fuller Store and House (King County Historic Sites Survey File No. 0030) is located on this property. The Vashon Community Plan recommends that it be designated as a King County landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following additional P-suffix site development condition applies:

Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan policy R-311.)

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-20, V-41, V-42, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-220, CI-601, CI-602, CI-603, Appendix C.

Guidelines for Historic Sites on Vashon Island, Appendix H.

G (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on pages 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G (potential M-P) to AR-10-P (Potential M-P)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6 and the explanation of potential manufacturing park zoning (M-P) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-31, V-24, V-25 V-26, V-54, V-55, V-57, Appendix
- B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.

Guidelines for Industrial Development, Appendix G.

M-P to M-P-P

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.
- Guidelines for Industrial Development, Appendix G.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

G and SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

G and SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

G (potential A) to AR-10-P (potential A)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on pages 9.

- Vashon Community Plan Policies V-3, V-31, V-38, V-39, V-55, V-57, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G (potential M-L) to AR-10-P (potential M-L)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies are applicable:

- * Vashon Community Plan Policies V-3, V-24, V-25, V-26, V-31, V-54, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.

RM-900-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* King County Comprehensive Plan policies E-311, E-337, F-309, Appendix C.

M-L-P (103-80)

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies are applicable:

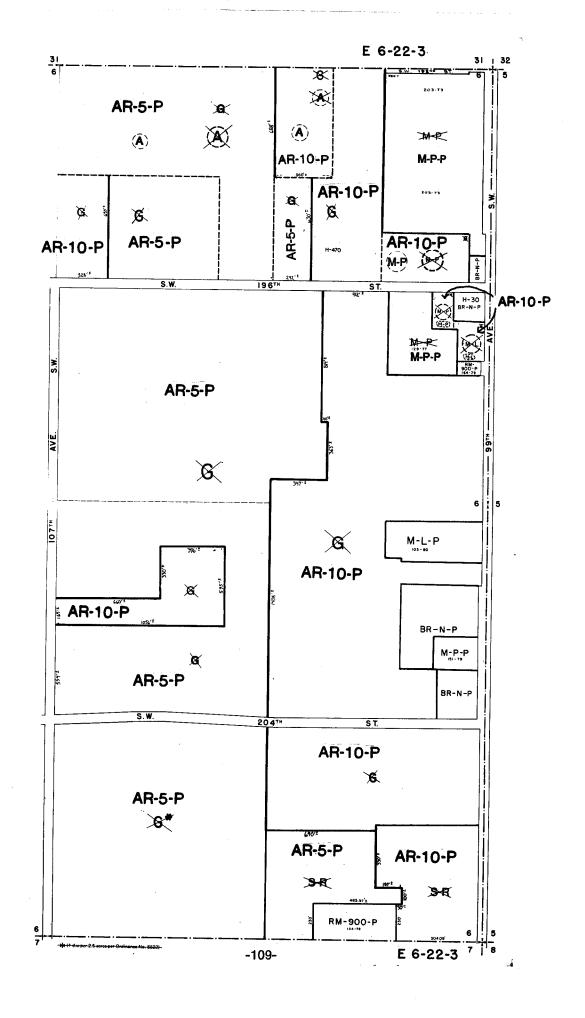
Vashon Community Plan Policies V-3, V-24, V-25, V-26, V-54, V-55, V-57, Appendix B.
King County Comprehensive Plan policies E-311, E-337, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.

M-P-P (151-79)

See the explanation of Island-wide P-suffix conditions on page 9 and the explanation of high recharge area P-suffix conditions on page 10.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-24, V-25, V-26, V-54, V-55, V-57, Appendix B.
King County Comprehensive Plan policies E-311, E-337, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.



W 5-22-3

RS-9600 to RS-9600-P

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-8, V-10, V-14, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-219, Appendix C.

S-R (potential A) to AR-10-P (potential A)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-31, V-38, V-39, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G-P to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

The Odd Fellows Lodge (King County Historic Site Survey File No. 0162) is located on this property. The Vashon Community Plan recommends that it be designated as a King County Landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-31, V-41, V-42, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, HS-102, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following additional P-suffix site development condition applies:

1. Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan policy R-311.)

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-20, V-21, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, Cl-603, Appendix C.

M-P to M-P-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, Cl-501, Cl-503, Cl-505, Cl-506, Cl-507, Appendix C.
- * Guidelines for Industrial Development, Appendix G.

M-P-P (Southeast Quadrant of intersection of 99th Ave. SW and SW 192nd St.)

The M-P-P zone was applied to this site subject to the following P-suffix pre-ordinance conditions:

- 1. The site shall be developed in accordance with the attached site plan, subject to site plan review.
- 2. The use of the property shall be limited to the proposed storage, office, warehouse building shown on the attached site plan.
- 3. The proposed structure shall be set back a minimum of 100 feet from the highway, pursuant to the Guidelines for Industrial Development from the Vashon Community Plan.
- 4. No parking areas or outdoor storage shall be allowed within the required zoning setback along 99th Avenue SW or SW 192nd St.
- 5. This zoning should become effective only if the site plans are approved within 18 months of the date of adoption of the Vashon Community Plan (June 1981)

Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-24, V-25, V-26, V-54, Appendix B.
- * King County Comprehensive Plan policies E-311 E-337, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.
- Guidelines for Industrial Development, Appendix G.

RS-9600 (potential M-P) to RS-9600-P (potential M-P) (east-side of 99th Avenue SW between SW 192nd St. and SW 196th St.)

See the explanation of single family residential zoning at the Town of Vashon (RS-9600) on page 4 and the explanation of potential manufacturing park zoning (MP) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-8, V-10, V-14, V-24, V-25, V-26, V-54, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, CI-501, CI-503, CI-505, CI-506, CI-507, Appendix C.
- Guidelines for Industrial Development, Appendix G.

G and SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

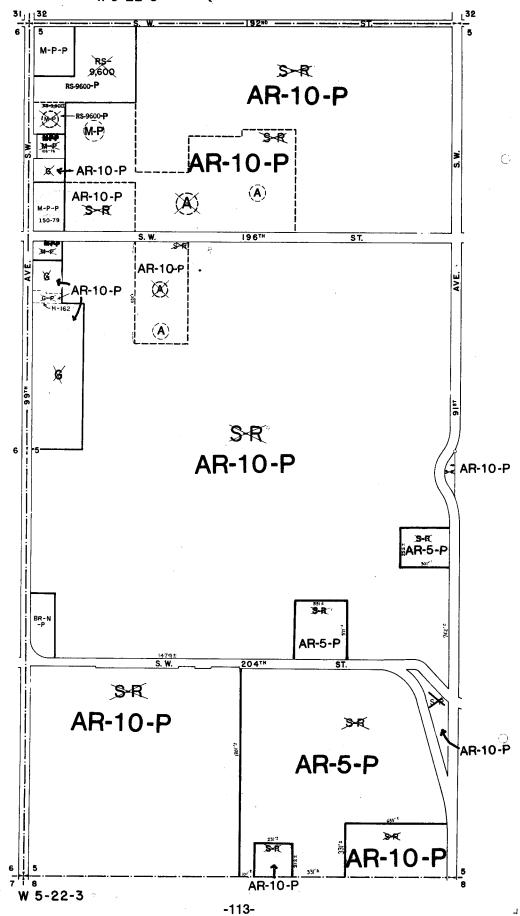
- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 5-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000 to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

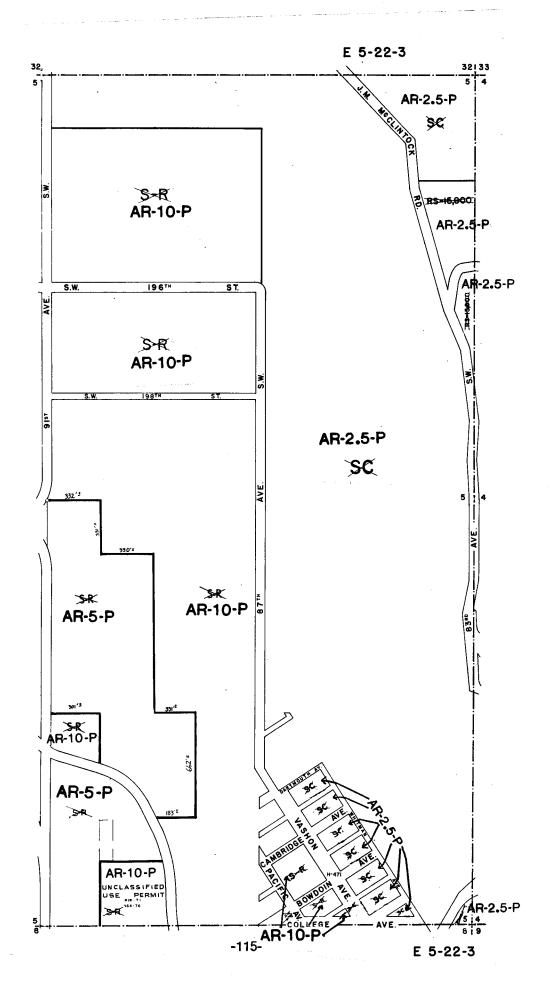
- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



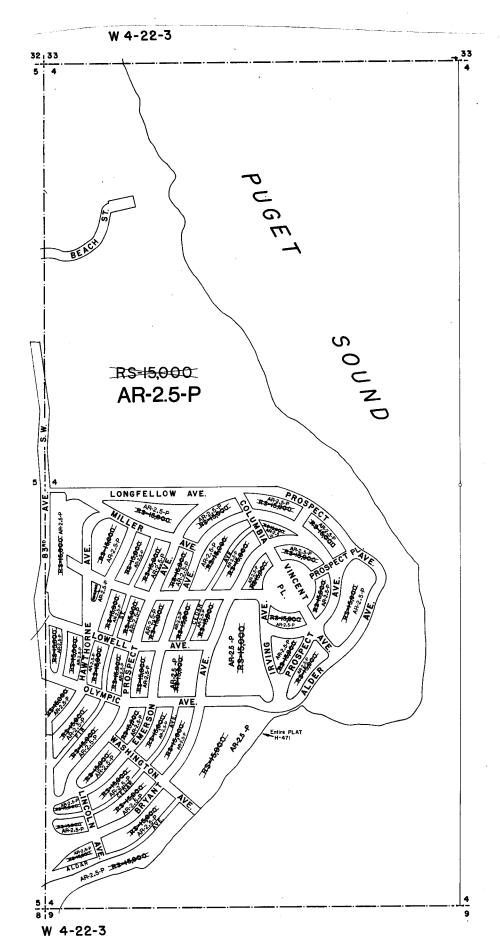
W 4-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



W 11-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-308, R-216, R-218, Appendix C.

S-C-P to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

The Bateson House (King County Historic Site Survey File No. 0797) is located on this property. The Vashon Community Plan recommends that it be designated as a County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-41, V-42, V-55, Appendix B.
- King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, HS-102, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15000* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

BR-C-P and RM-900 to AR-2.5-P

This zoning change removes the mixed business and residential (BR-C-P) and high density multifamily (RM-900) zoning designations from the shoreline area at Lisabuela. High density multifamily and community scale business are not encouraged outside the Town of Vashon. This change is consistent with Vashon Community Plan policy V-16 and V-45. See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-Suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

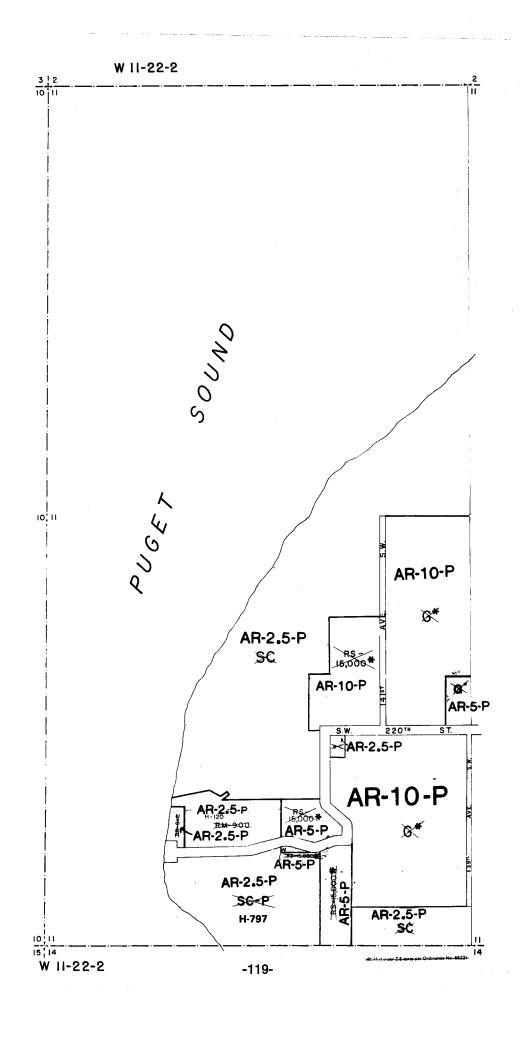
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* and RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B. King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G-P* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

The Lisabeula School (King County Historic Site Survey File No. 0119) is located on this property. The Vashon Community Plan recommends that it be designated as a King County Landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-5, V-41, V-42, V-55, Apendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, HS-102, HS-104, Appendix C.

Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15,000* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

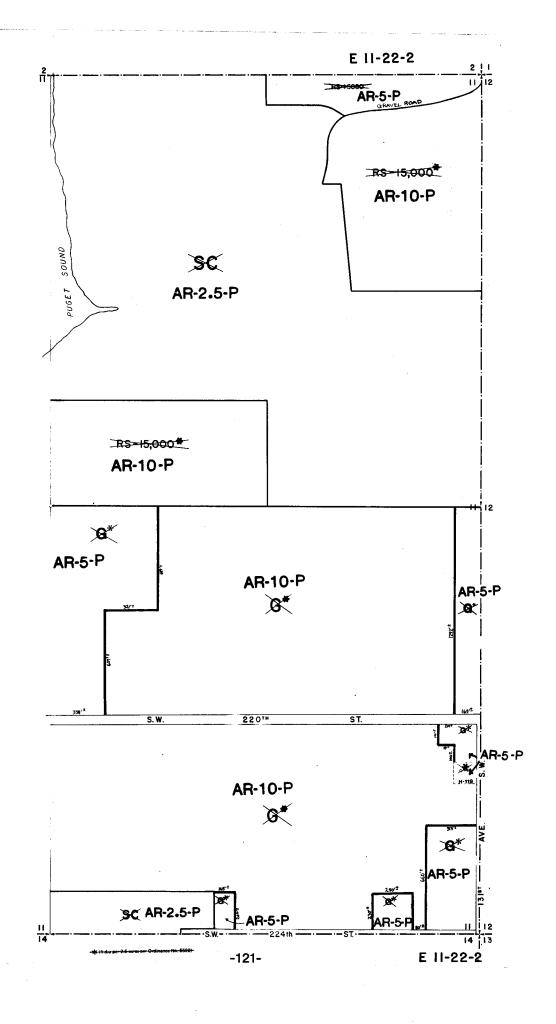
RS-15,000 to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix



G* and RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-S-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-10-P (potential A)

See the explanation of rural area zoning in high recharge areas (AR-10) on pages 6 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

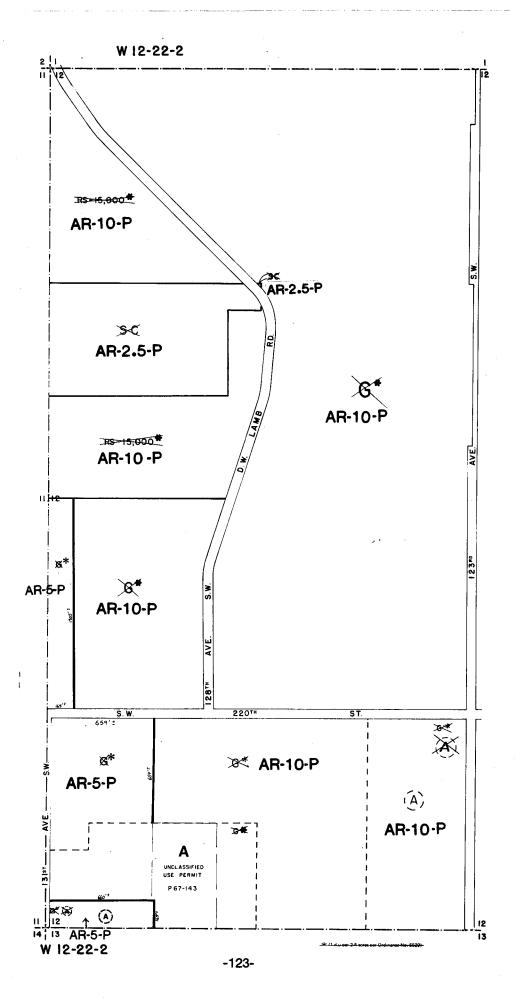
G* (one dwelling unit per 2.5 acres per Ordinance 5522) to A-P

This zoning change is based on the purchase of development rights by the King County Agriculture Program. This change is consistent with Vashon Community Plan policy V-38.

See the explanation of agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-37, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.



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G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G^* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

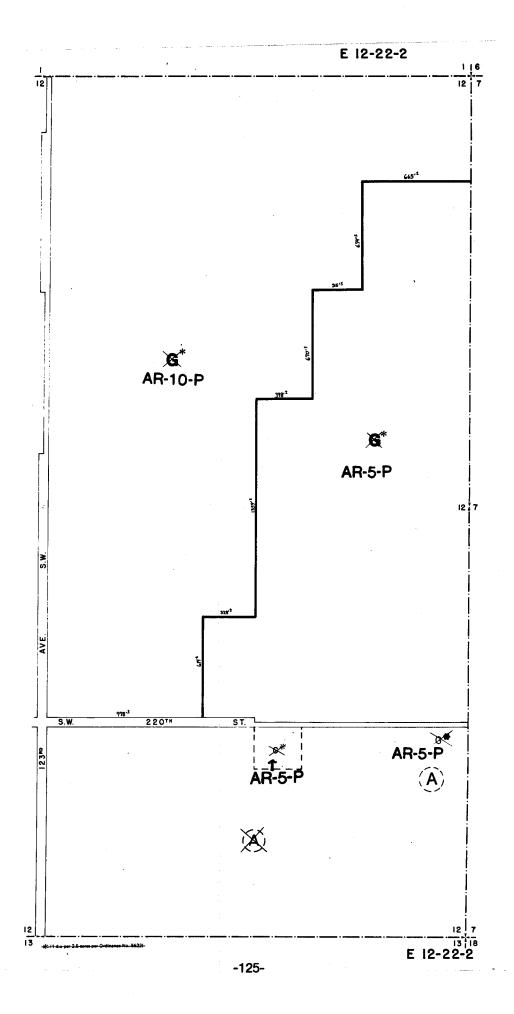
- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



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G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

A to A-R-5-P

This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

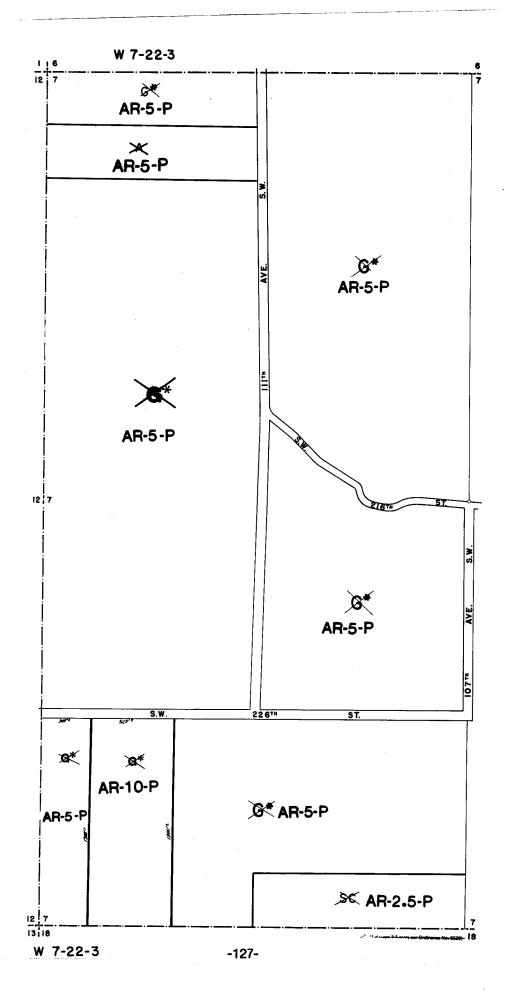
- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 7-22-3

SR* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

RM-900 to RM-900-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, Appendix C.

\$R to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

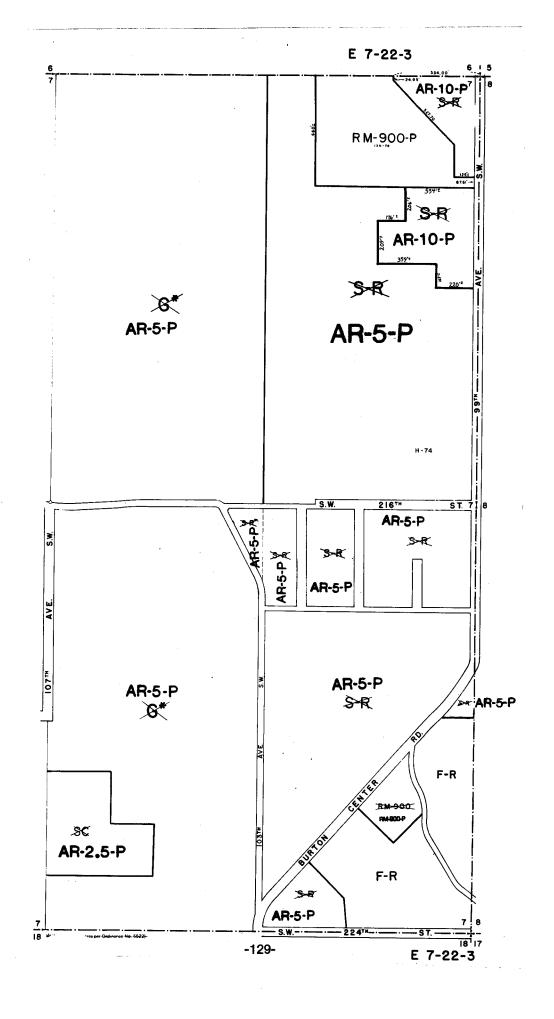
The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

RM-900-P

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, Appendix C.



W 8-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

SR to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

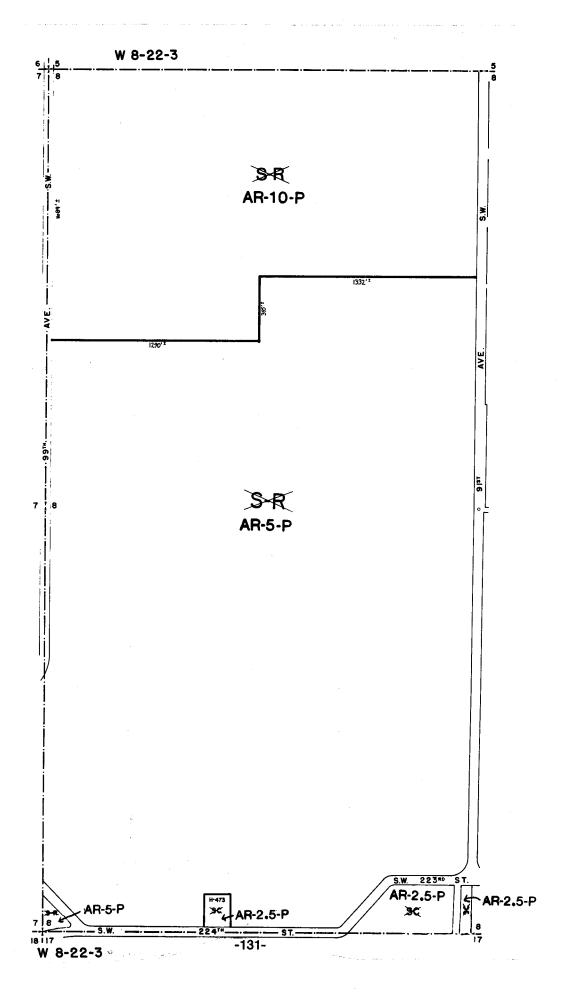
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 8-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

B-N to BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

Van Olinda's/Portage Store (King County Historic Site Survey File No. 0034) is located on this property. The Vashon Community Plan recommends that it be designated as a King County landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-Suffix conditions on page 9.

The following additional P-suffix site development condition applies to this site:

1. Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre (This is consistent with King County Comprehensive Plan policy R-311.)

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-20, V-41, V-42, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, Cl-603, HS-102, HS-104, Appendix C.

SR and RS-15,000 to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

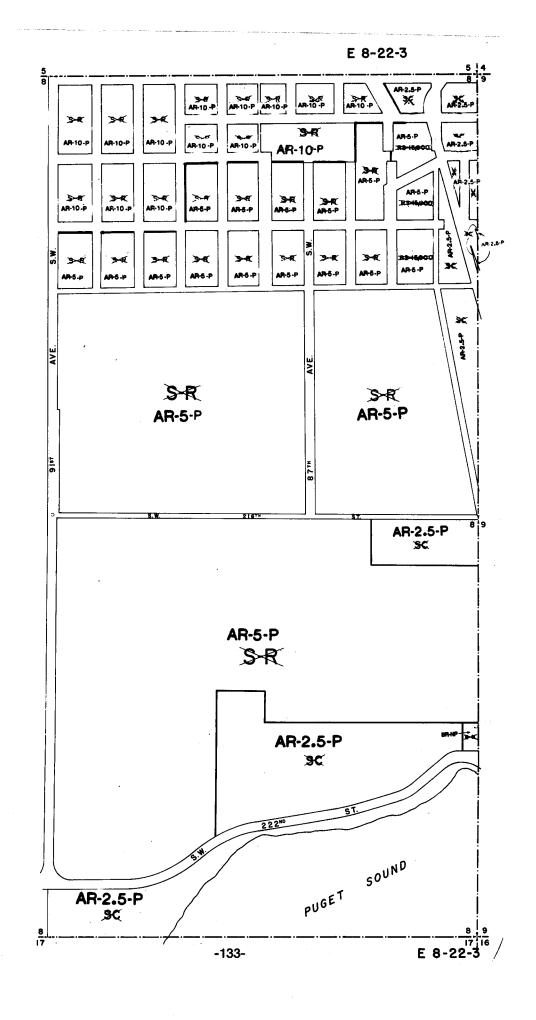
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

SR to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 9-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

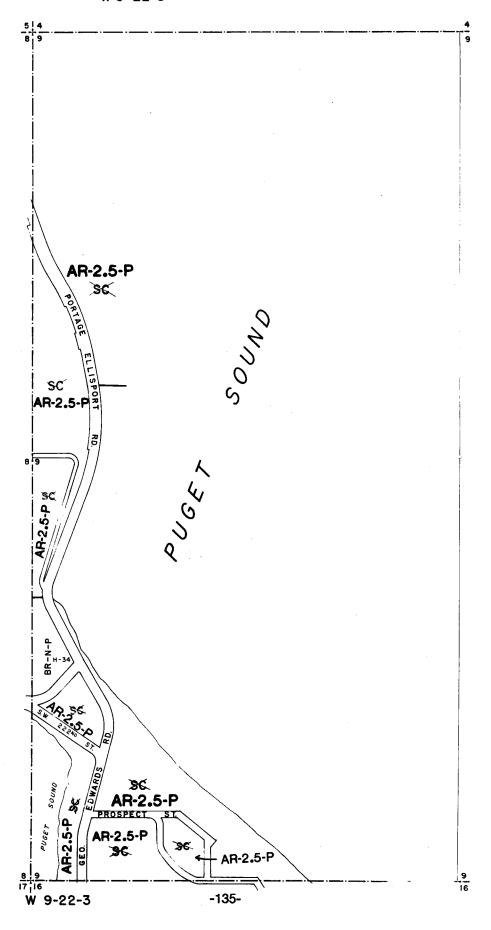
Van Olinda's/Portage Store (King County Historic Site Survey File No. 0034 is located on this property. The Vashon Community Plan recommends that it be designated as a King County landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 10.

The following additional P-suffix condition applies to this site:

 Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan policy R-311.)

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-20, V-41 V-42, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, Cl-603, HS-102, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.



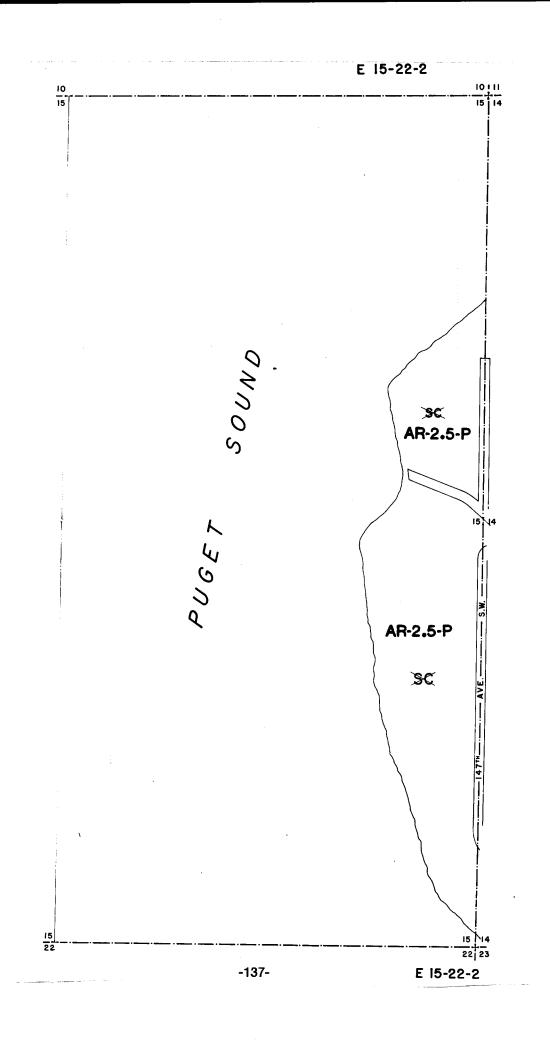
E 15-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



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G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

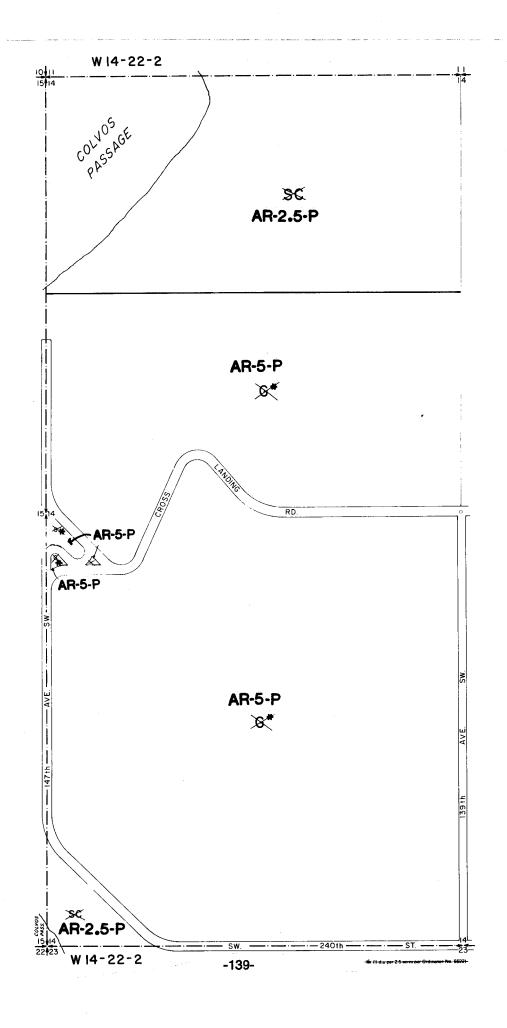
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

A to A-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-37, V-55, Appendix B.

King County, Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to A-P

This zoning change is based on the purchase of development rights by the King County Agriculture Program.

See the explanation of agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-37, V-38, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

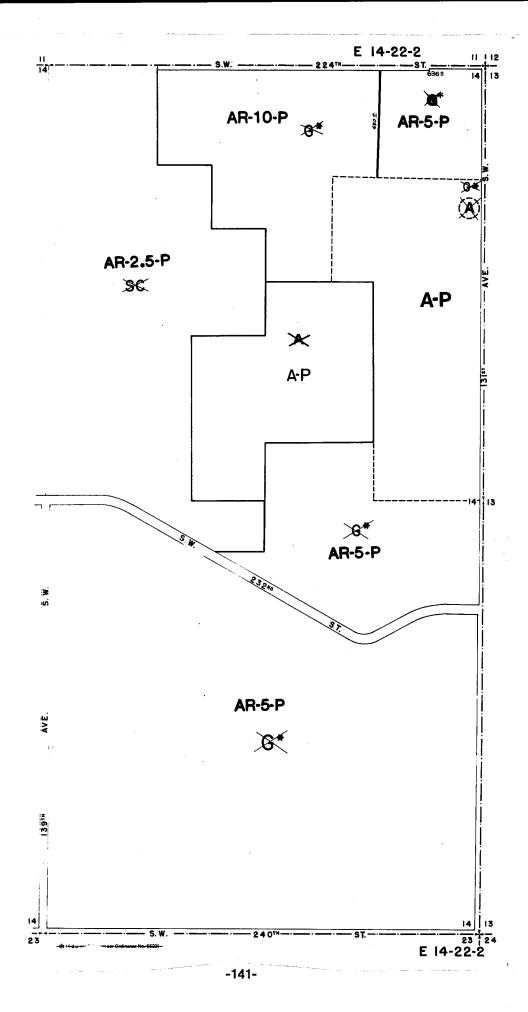
G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



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G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G-P to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

A P-suffix is added to the existing zoning in order to limit the permitted use to food processing operations. Also, see the explanation of Island-wide P-Suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-40, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to A-P

This zoning change is based on the purchase of development rights by the King County Agriculture Program. See the explanation of agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

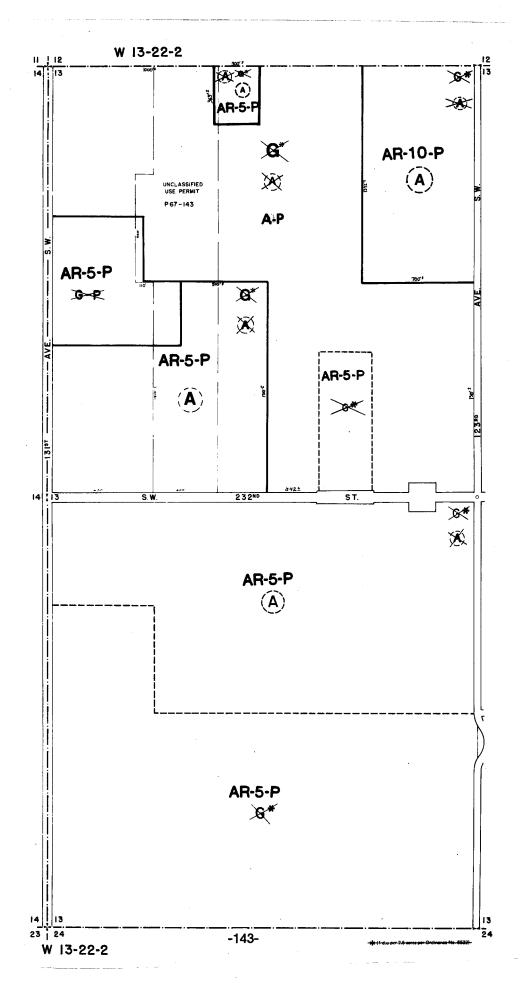
- * Vashon Community Plan policies V-3, V-37, V-38, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-10-P (potential A)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan Policies V-3, V-31, V-38, V-39, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.



E 13-22-2

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

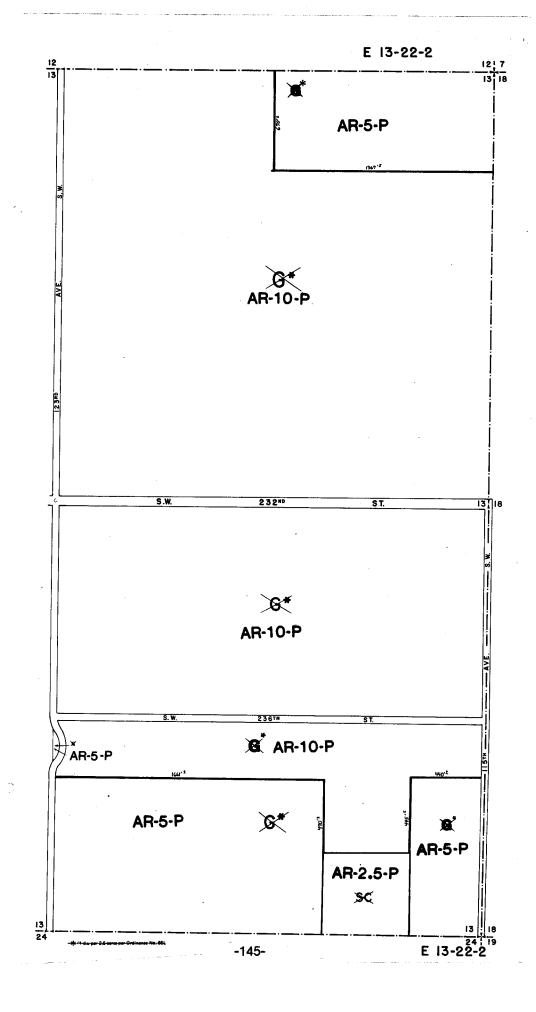
- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



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S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55. Appendix B. King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

The McNair House (King County Historic Site Survey File No. 0122), the Frank Carlson House (Survey File No. 0166), and the Nelson House (Survey File No. 0123) are located on the sites proposed for AR-5-P. The Vashon Community Plan recommends that the three houses be designated as King County landmarks. See the explanation of the Psuffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-5 V-41, V-42, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, HS-102, HS-104, Appendix C

Guidelines for Historic Sites on Vashon Island, Appendix H.

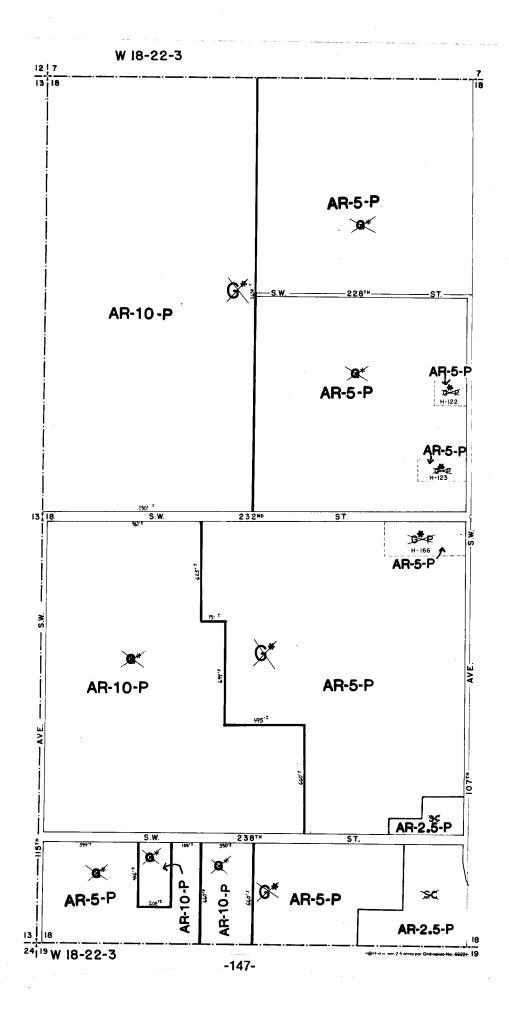
G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix



E 18-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B. King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

Fart of the proposed Burton Historic District (King County Historic Site Survey File No. 0161) and the Methodist Church Manse/Kellogg House (Survey File No. 0472) are located on the sites shown as RS-15,000-P. The Vashon Community Plan recommends that they be designated as King County landmarks and be nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-8, V-41, V-42, V-43, V-55, Appendix B. King County Comprehensive Plan policies HS-102, HS-103, HS-104, Appendix C. Guidelines for Historic Sites on Vashon Island, Appendix H.

FM-900 to FM-900-P

Part of the proposed Burton Historic District (Historic Site File No. 0161) is located on this site. The Vashon Community Plan recommends that the Burton Historic District be designated as a King County landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-41, V-42, V-43, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, HS-102, HS-103, HS-104, Appendix C. Guidelines for Historic Sites on Vashon Island, Appendix H.

B-N to BR-N-P

See the discussion of mixed business and residential zoning (BR-N) on page 3.

Part of the proposed Burton Historic District (Historic Site File No. 0161) is located on this site. The Vashon Community Plan recommends that the Burton Historic District be designated as a King County landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following additional P-suffix condition applies to this site:

Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre.
(This is consistent with King County Comprehensive Plan policy R-311.)

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-20, V-41, V-42, V-43, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, Cl-603, HS-102, HS-103, HS-104, Appendix C. Guidelines for Historic Sites on Vashon Island, Appendix H.

FS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-9, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.

G to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable

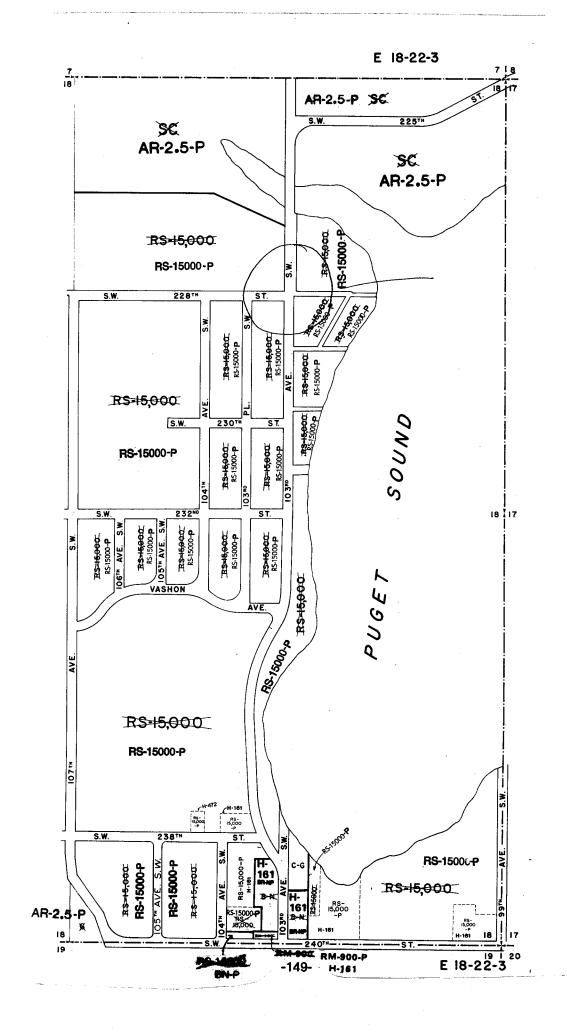
- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B. King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000 to BN-P

This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

A P-suffix was added to limit the use of the site to a fire station. Also, see the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policiesV-3, V-20, V-22, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-220, CI-601, CI-602, CI-603, Appendix C.



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S-C-P to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

The H.A. Stanley Family Home (King County Historic Site Survey File No. 0073) is located on this property. The Vashon Community Plan recommends that it be designated as a King County Landmark and nominated to the National and State Registers of Historic Places. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-41, V-42, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, HS-102, HS-104, Appendix C.
- Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15,000-P

Part of the Burton Historic District (Survey File No. 0161) is located in the area shown as RS-15,000-P. The Vashon Community Plan recommends that it be designated as a King County Landmark and nominated to the National and State Registers of Historic Places. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

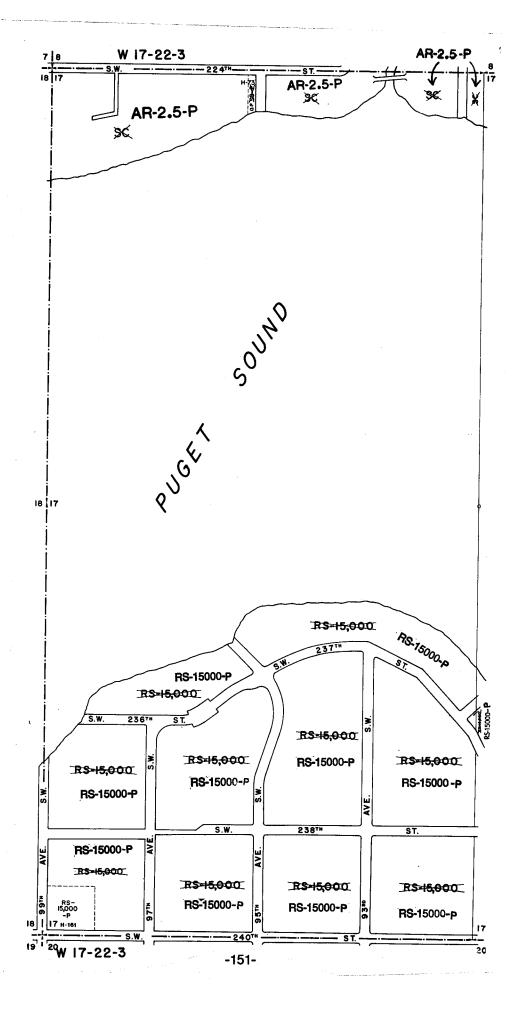
The following policies are applicable:

- * Vashon Community Plan policies V-3, V-9, V-41 V-42, V-43, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, HS-102, HS-103, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



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S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

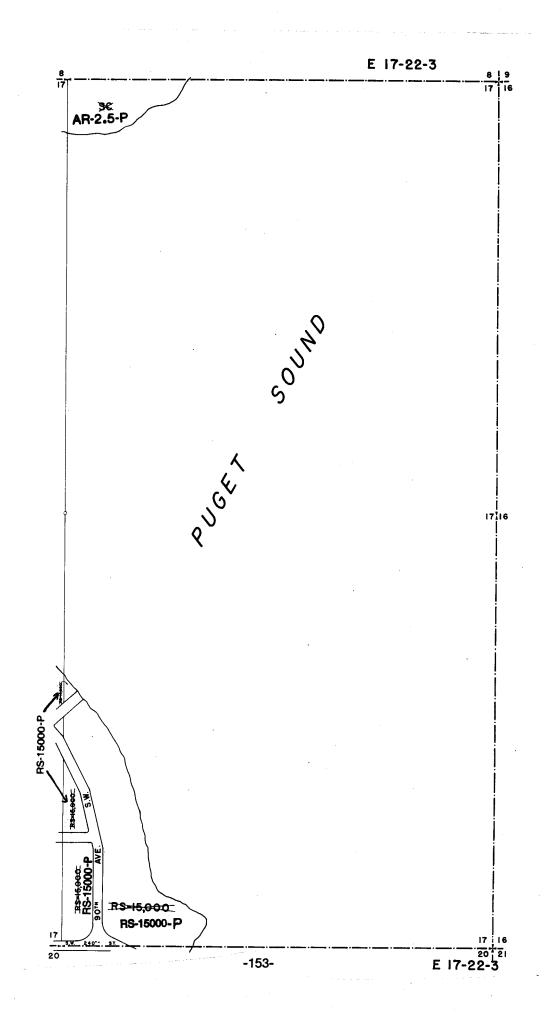
The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

C-G-P

The P-suffix limits the uses of the property to automobile repair and towing operations.

The following policies are applicable:

- * Vashon Community Plan policie V-23, Appendix B.
- * King County Comprehensive Plan policies CI-501, CI-503, CI-505, CI-507, Appendix C.

G (potential C-G) to AR-5-P

This zoning change removes the undeveloped potential CG zoning designation west of 82nd Ave. SW. Expanded rural neighborhood centers are not expected or encouraged. This change is consistent with Vashon Community Plan policy V-17 and King County Comprehensive Plan policy CI-601.

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policy V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G and RS-15,000 to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

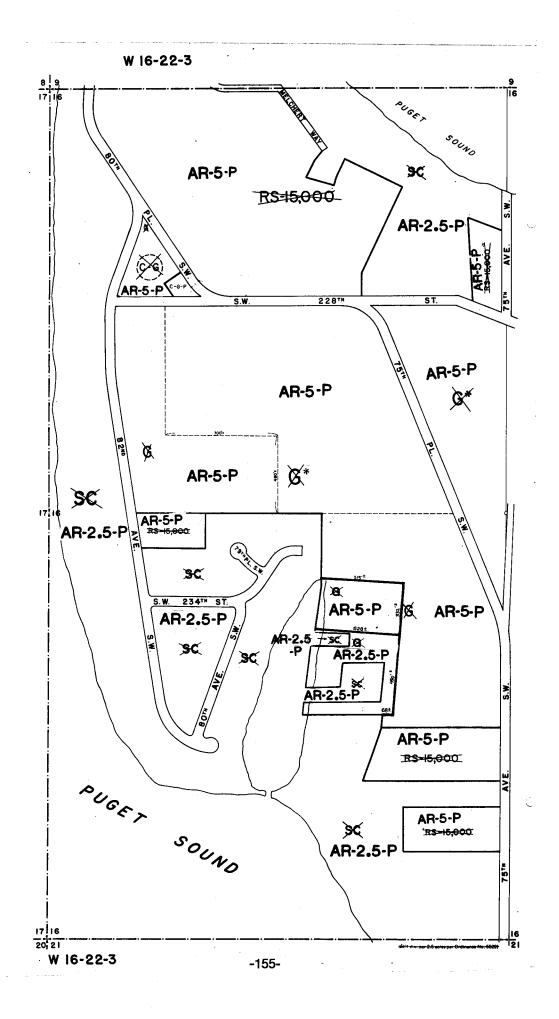
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



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RS-15,000* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

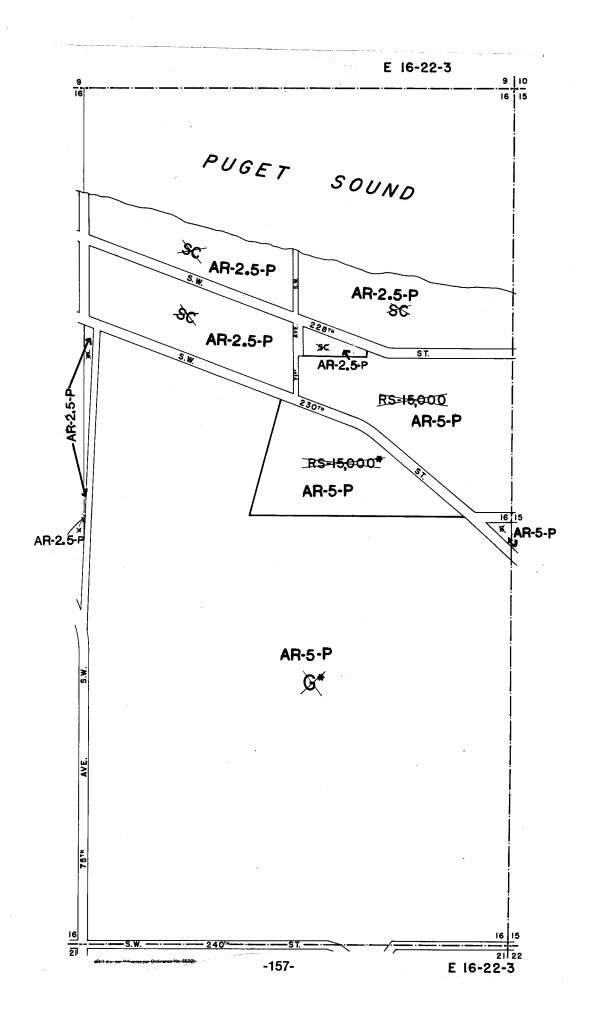
- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G and RS-15,000 to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



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S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

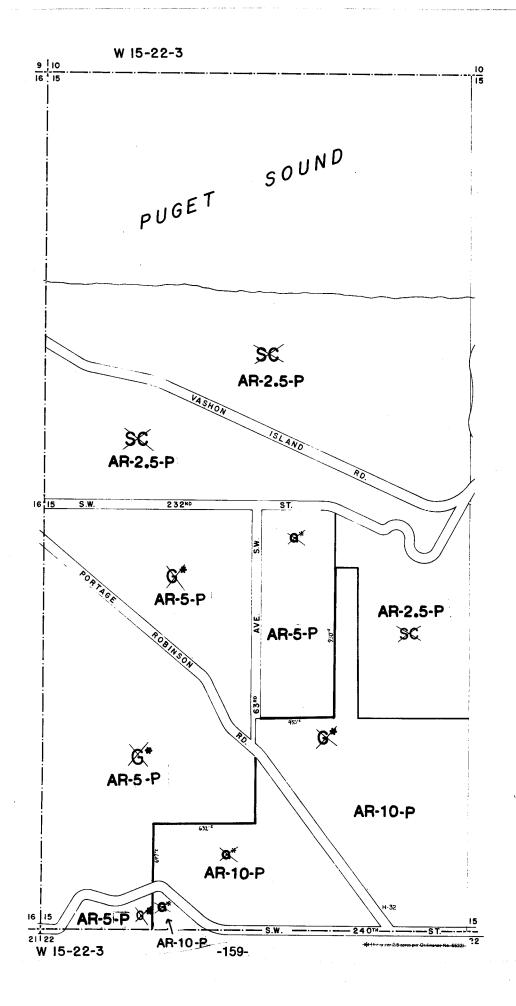
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 15-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-10-P (potential A)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

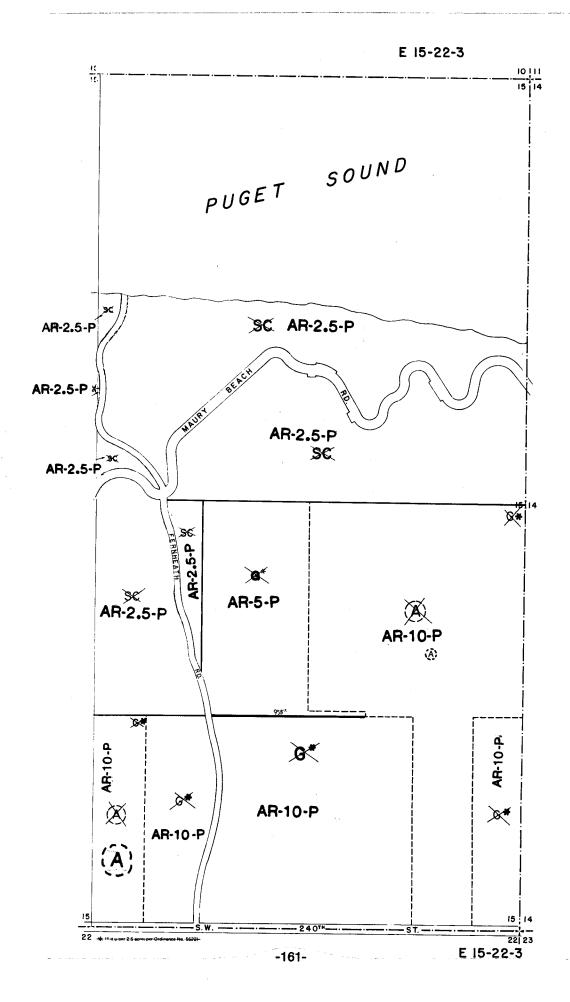
- * Vashon Community Plan policies V-3, V-31, V-38, V-39, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 14-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

* King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

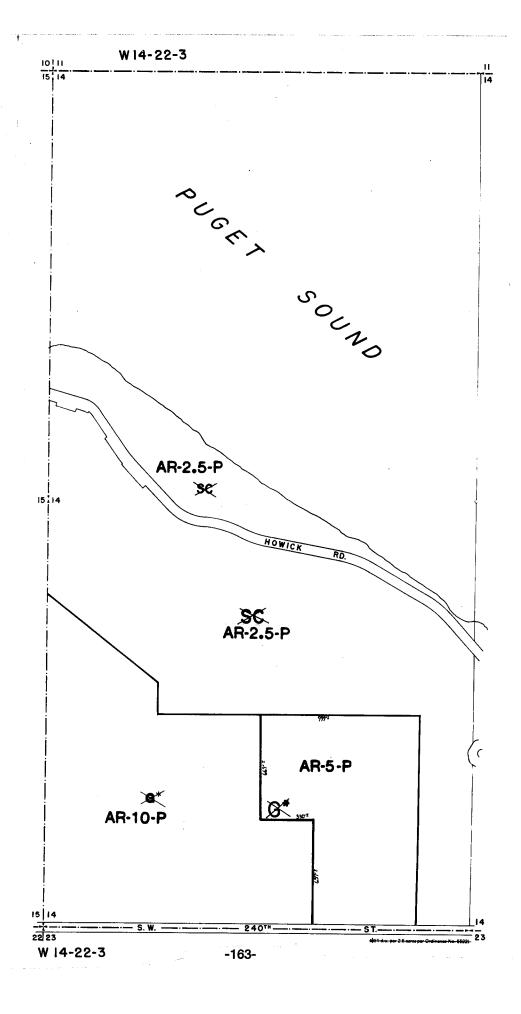
See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



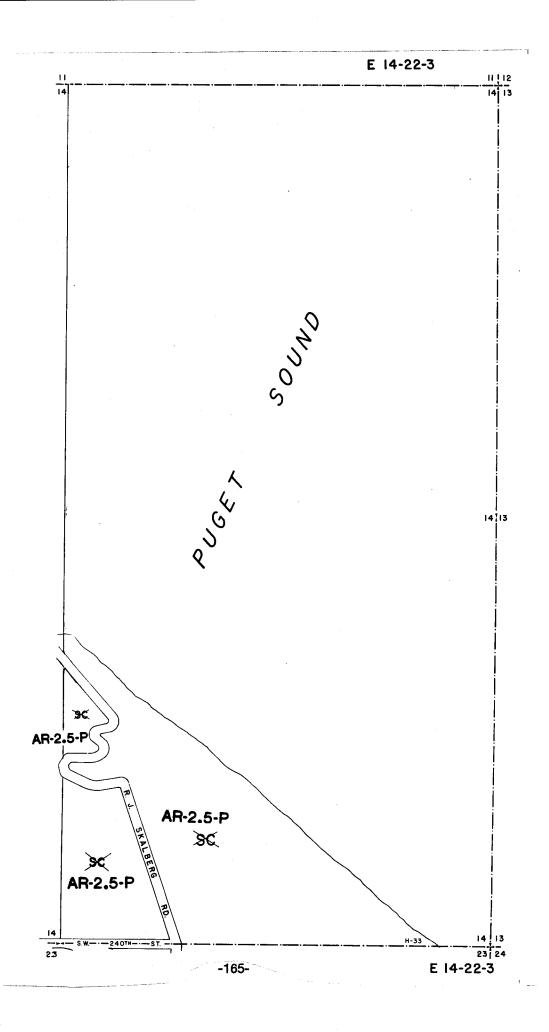
E 14-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



W 23-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

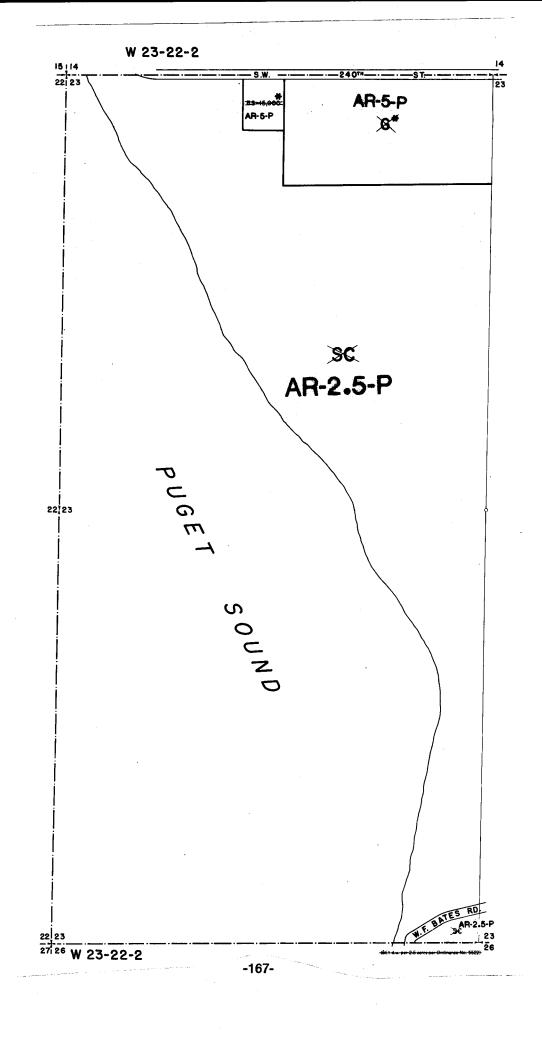
- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000* and G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 23-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* and RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

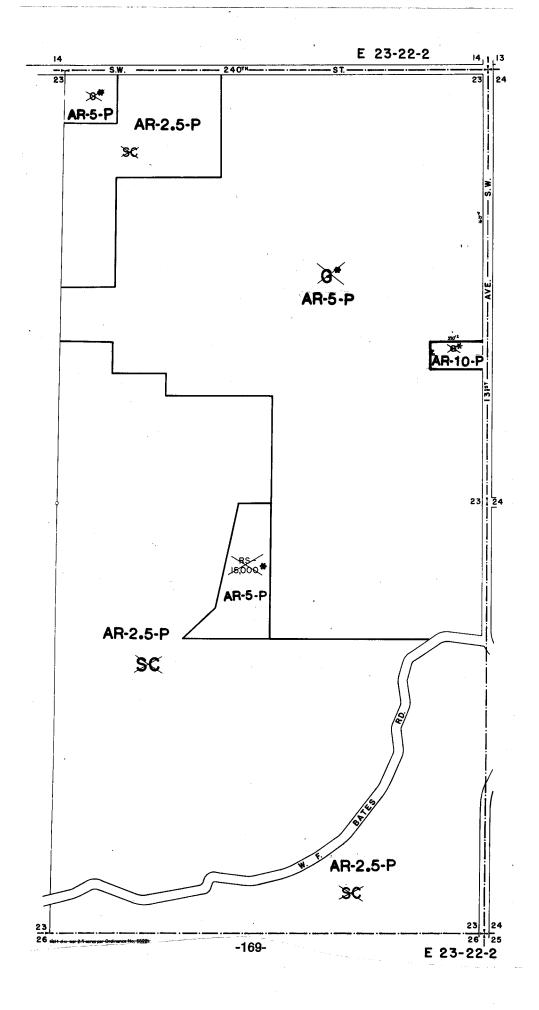
- * Vashon Community Plan policies V-3, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 24-22-2

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

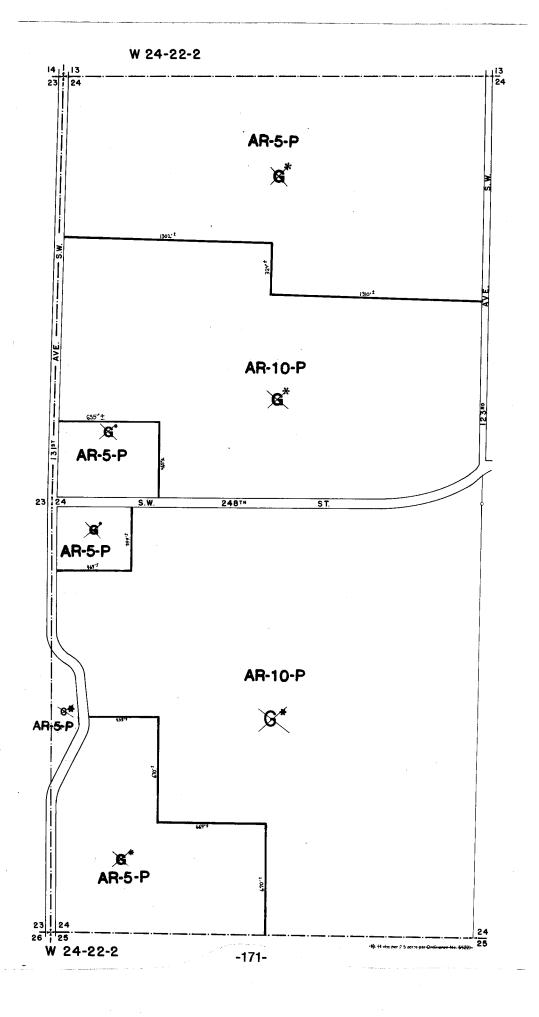
- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 24-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

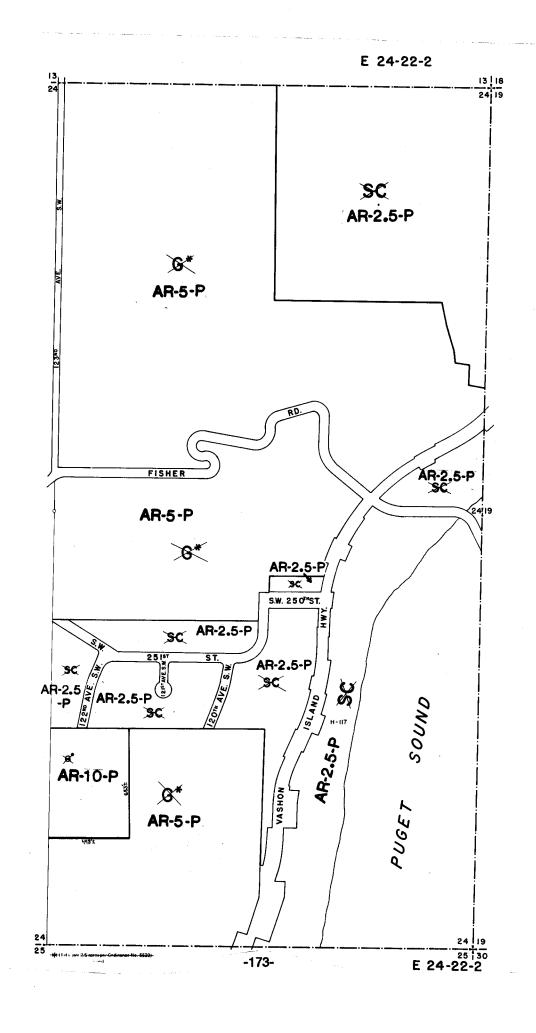
- * Vashon Community Plan policies V-3, V-55, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 19-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

* King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

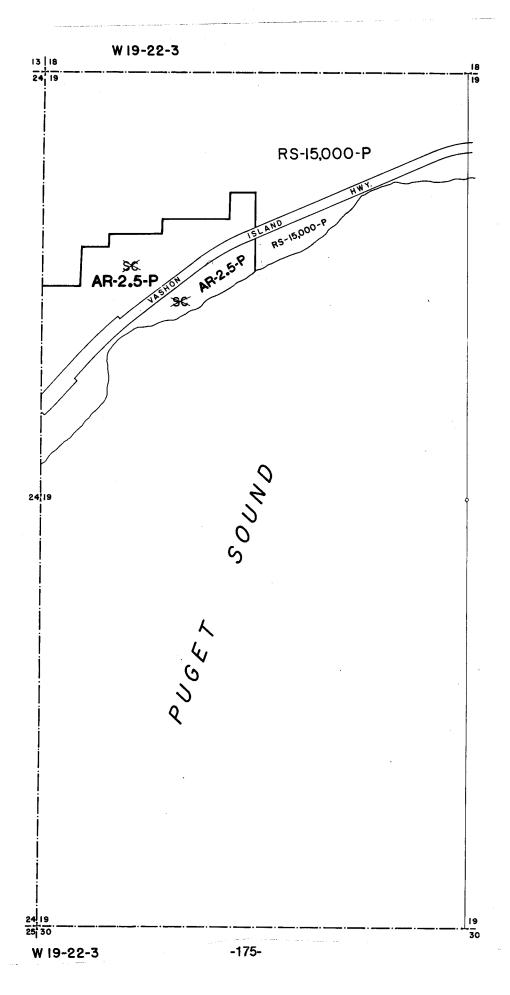
The following additional P-suffix site development condition applies to this site.

1. The maximum number of units that may be developed on these properties is 87 units.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-8, V-9, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



RM-900-P

Part of the proposed Burton Historic District (King County Historic Site File No. 0161) is located on this site. The Vashon Community Plan recommends that the Burton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-41, V-42, V-43, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, HS-103, HS-104, Appendix C.

Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15,000-P

Part of the Burton Historic District (Survey File No. 0161) and the Burton Trading Company (Survey File No. 0070), also proposed as part of the Burton Historic District, are located in the area shown as RS-15,000-P. The Vashon Community Plan recommends that the Burton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. The Burton Trading Company is recommended as a County Landmark by the Vashon Community Plan. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-9, V-41, V-42, V-43, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-218, HS-102, HS-103, HS-104, Appendix C. Guidelines for Historic Sites on Vashon Island, Appendix H.

BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

Part of the Burton Historic District (Survey File No. 0161) is located in the area shown as BR-N-P. The Vashon Community Plan recommends that the Burton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following additional P-suffix condition applies:

Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan policy R-311.)

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-20, V-41, V-42, V-43, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, Cl-603, Appendix C.

Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-9, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.

RS-15,000-P to BC-P

This zoning change was granted by the King County Council in response to a specific request by the property owner during the area zoning process.

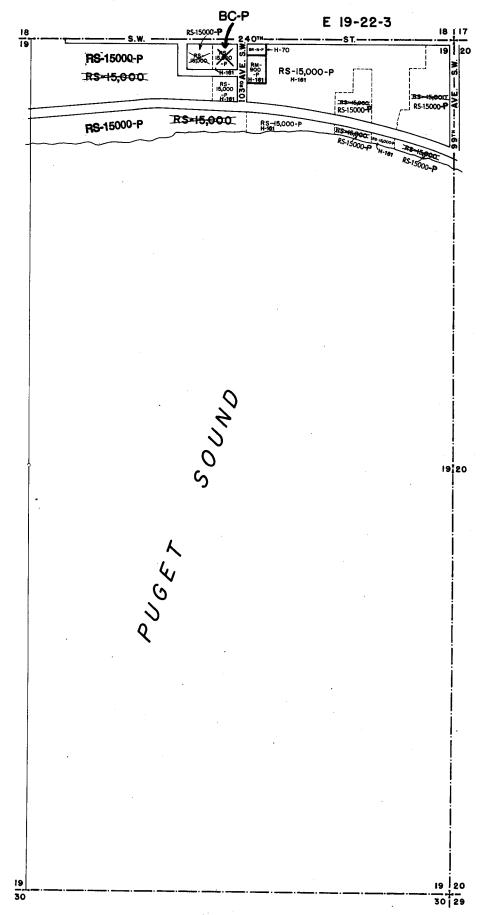
A P-suffix was added to limit the use of the site to a guest inn/restaurant.

Part of the Burton Historic District (King County Historic Site File No. 0161) is located on this site. The Vashon Community Plan recommends that the Burton Historic district be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

Vashon Community Plan policies V-3, V-20, V-22, V-41, V-42, V-43, V-55, Appendix B. King County Comprehensive Plan policies E-311, E-337, F-309, CI-601, CI-602, CI-603, HS-102, HS-103, HS-104

Guidelines for Historic Sites on Vashon Island, Appendix H.



-177-

E 19-22-3

W 20-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

* King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

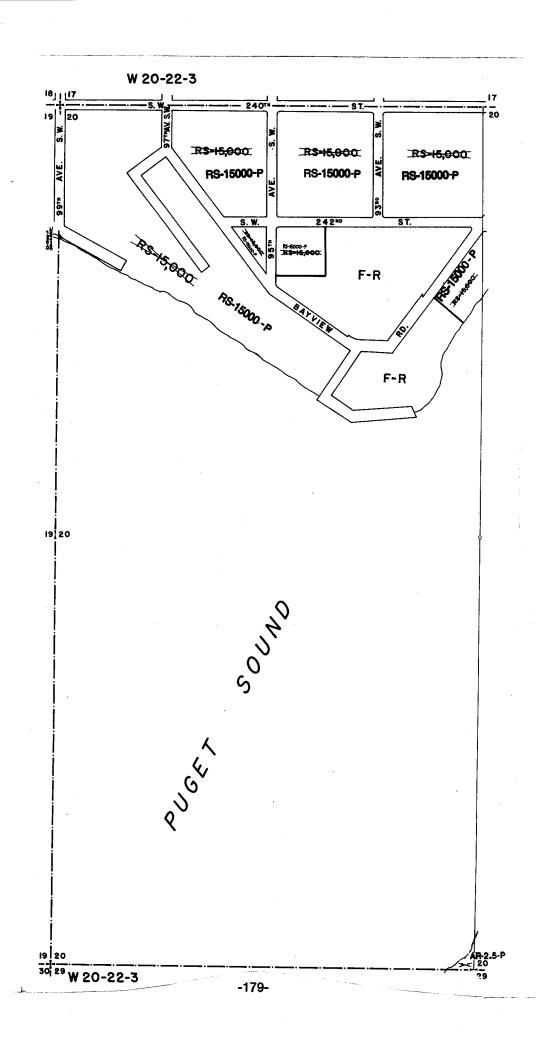
RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-9, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



E 20-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

S-C-P to G-P

See the explanation of rural area zoning in sensitive areas and shoreline (AR-2.5) areas on page 7.

The Sutter Castle (King County Historic Site Survey File No. 0118) is located at this site. The Vashon Community Plan recommends that it be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

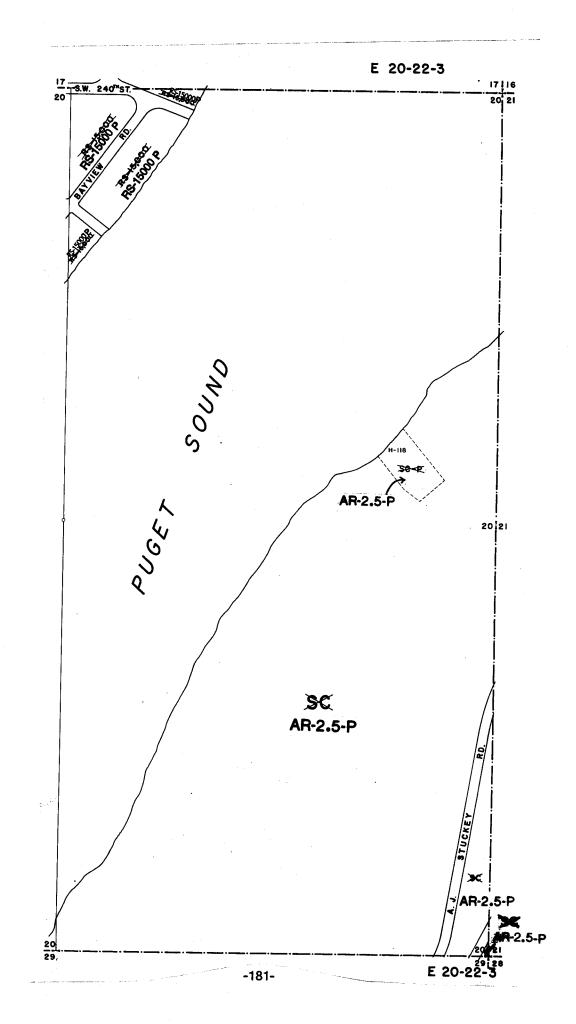
The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-41, V-42, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304, through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, HS-102, HS-104, Appendix C.
- Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15,000 to RS-15,000-P

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-9, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, Appendix C.



W 21-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

* King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* and RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

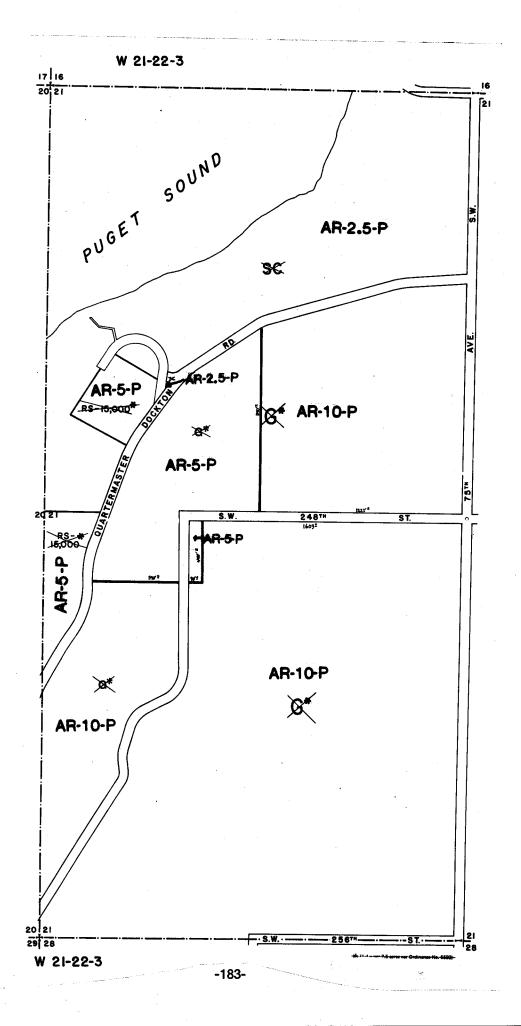
See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 21-22-3

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

Q-M (potential S-C) to QM (potential AR-2.5-P)

The potential zoning is to ensure consistency with the Plan. When the existing quarrying and mining uses are terminated and the property returned to residential uses, the AR-2.5-P zoning should be designated.

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

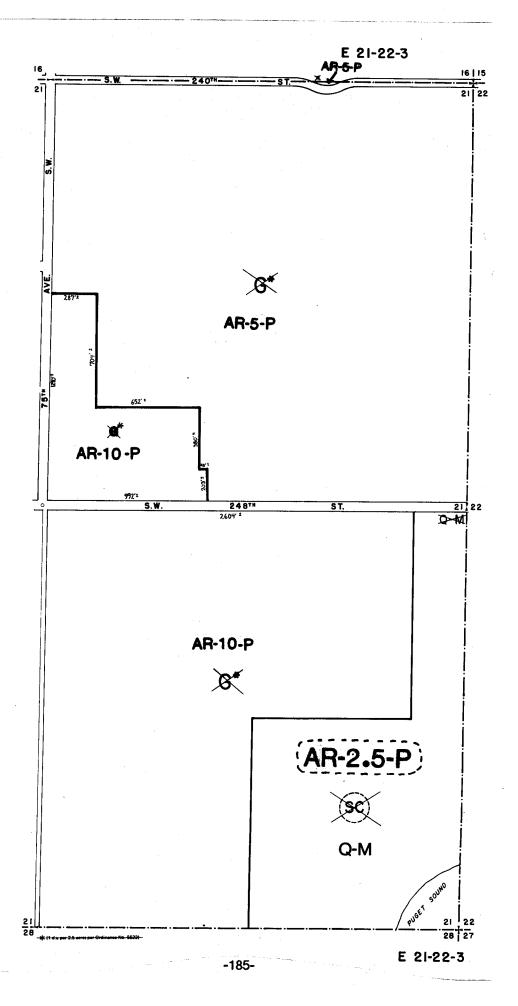
- * Vashon Community Plan policy V-3, V-29, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, RL-408, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 22-22-3

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

Q-M (potential S-C) to QM (potential AR-2.5-P)

The potential zoning is to ensure consistency with the Plan. When the existing quarrying and mining uses are terminated and the property returned to residential uses, the AR-2.5-P zoning should be designated.

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

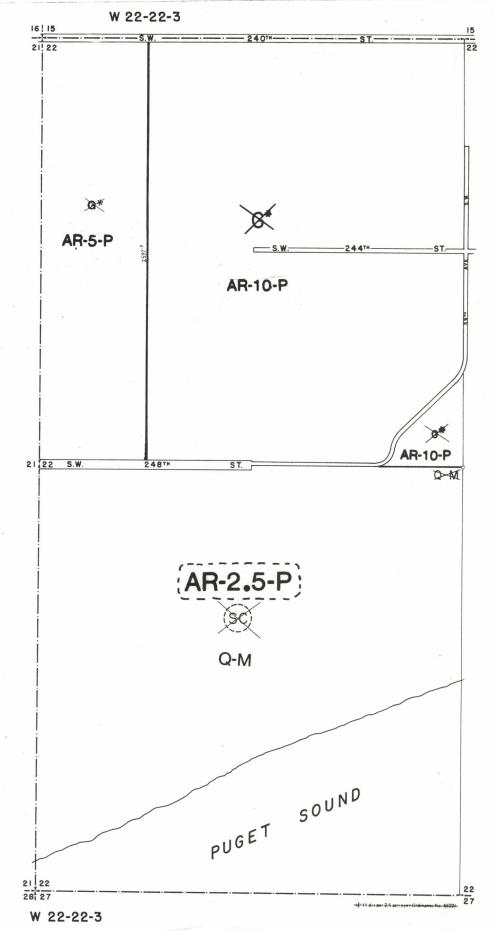
- * Vashon Community Plan policy V-3, V-29, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, RL-408, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 22-22-3

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

A to A-P

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-37, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-221, RL-308, RL-309, Appendix C.

G*-P (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

The Stalder Cabin (King County Historic Site Survey File No. 0071) is located at this site. The Vashon Community Plan recommends that it be designated as a King County Landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-31 V-41, V-42, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, HS-102, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-10-P (potential A)

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-31, V-38, V-39, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

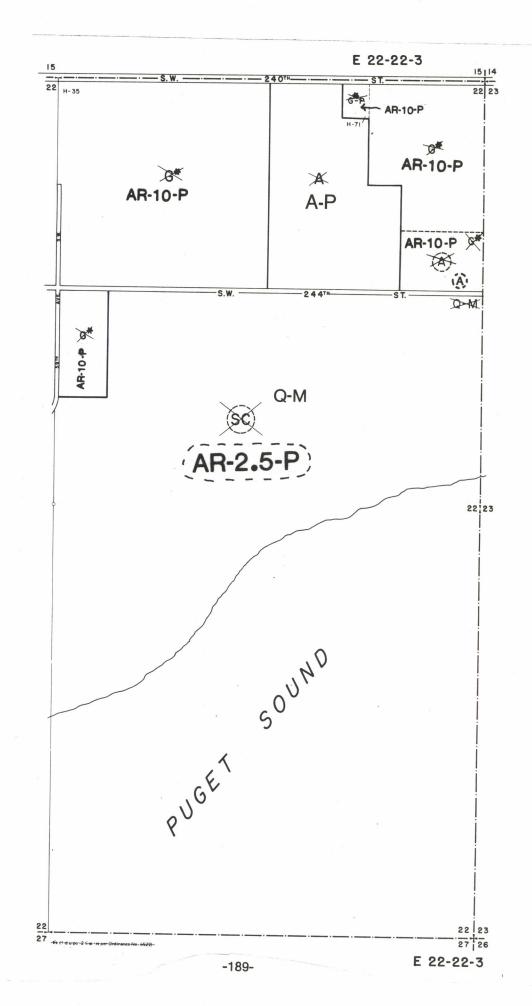
Q-M (potential S-C) to QM (potential AR-2.5-P)

The potential zoning is to ensure consistency with the Plan. When the existing quarrying and mining uses are terminated and the property returned to residential uses, the AR-2.5-P zoning should be designated.

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-29, V-30, V-31, V-55, Appendix B.
- King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, RL-408, Appendix C.



W 23-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

* Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.

* King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

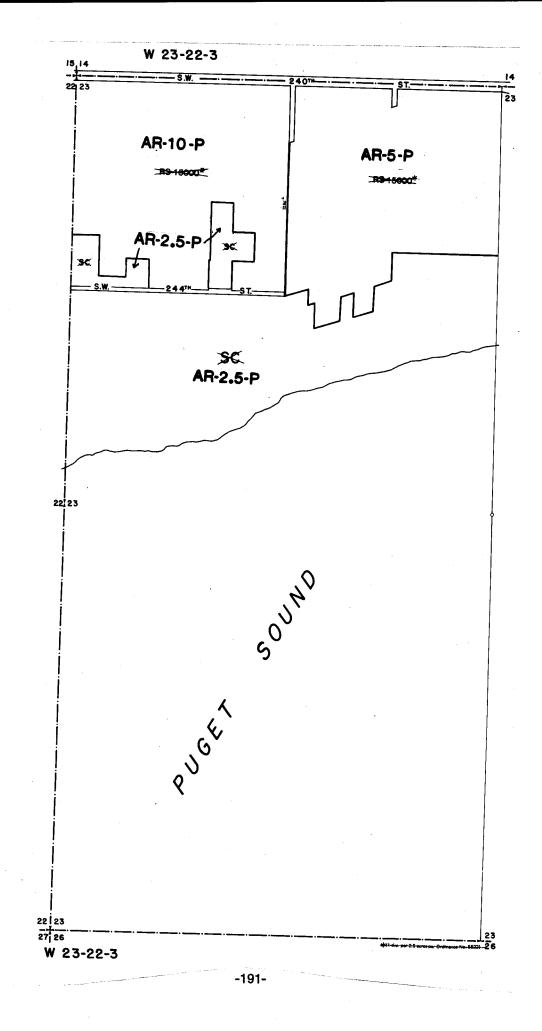
See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.

* King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



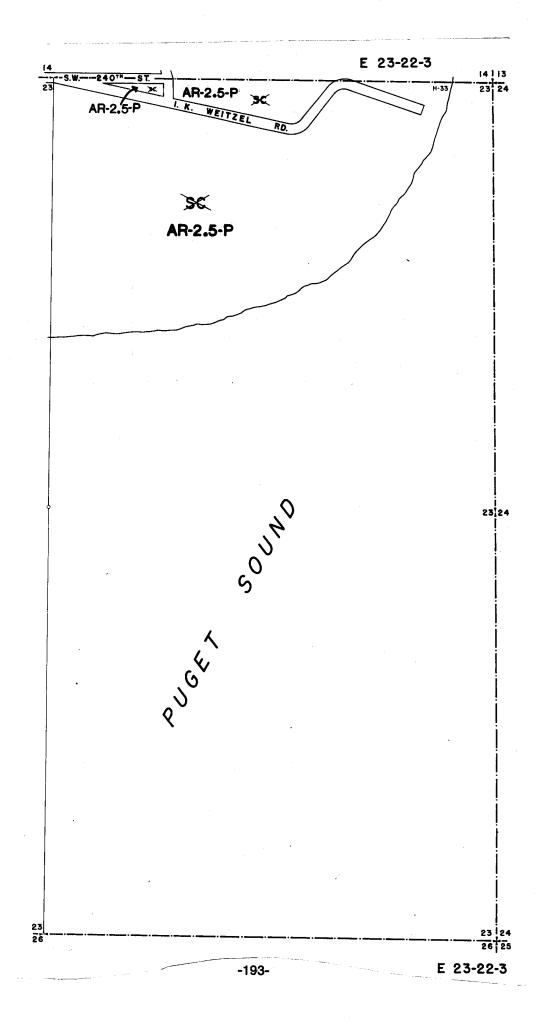
E 23-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



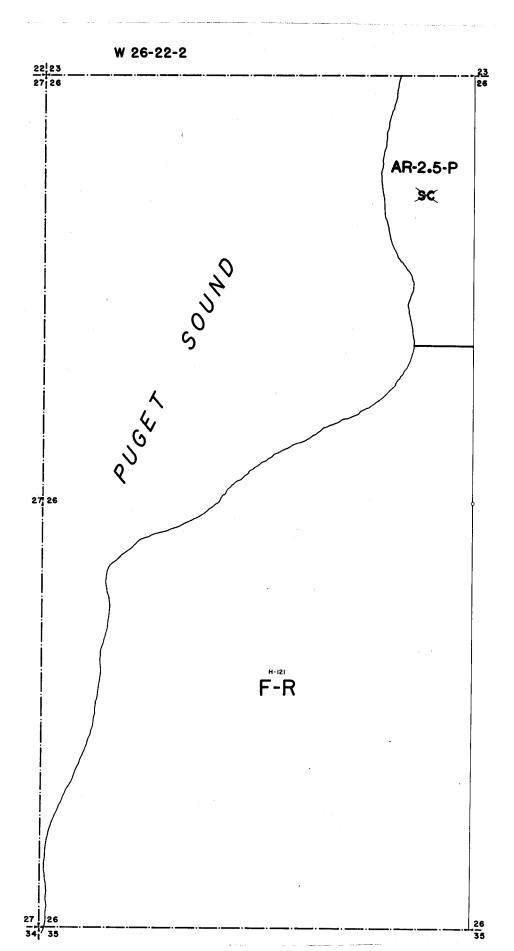
W 26-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 26-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

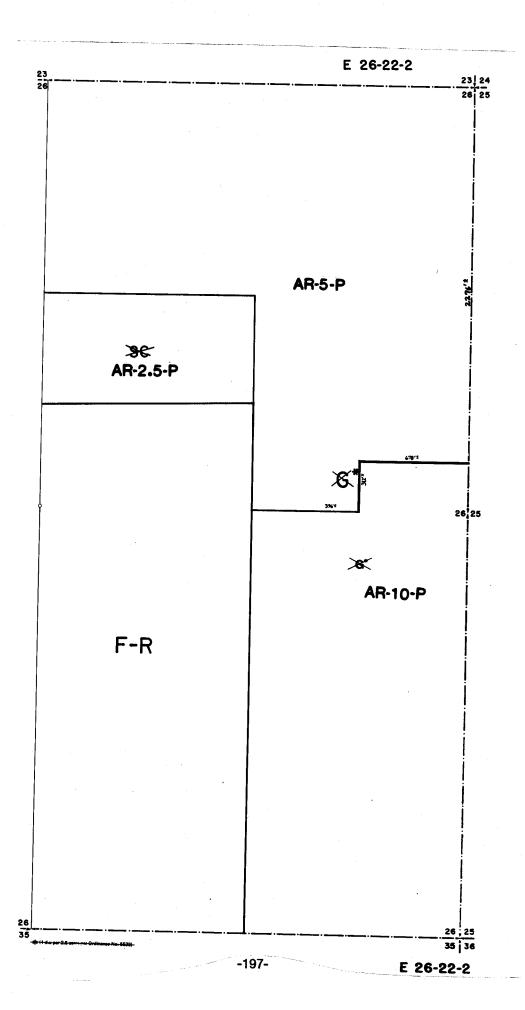
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 25-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

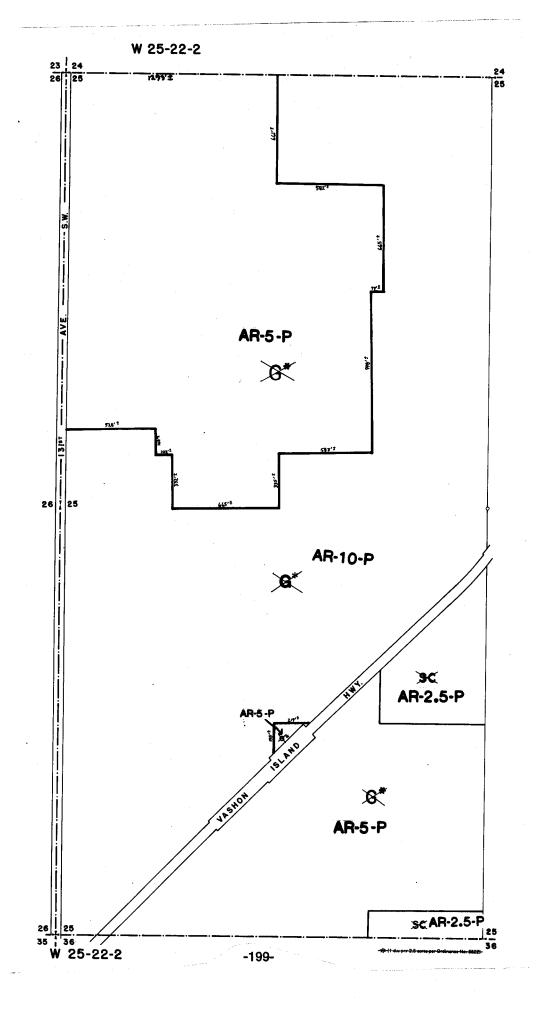
- Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 25-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

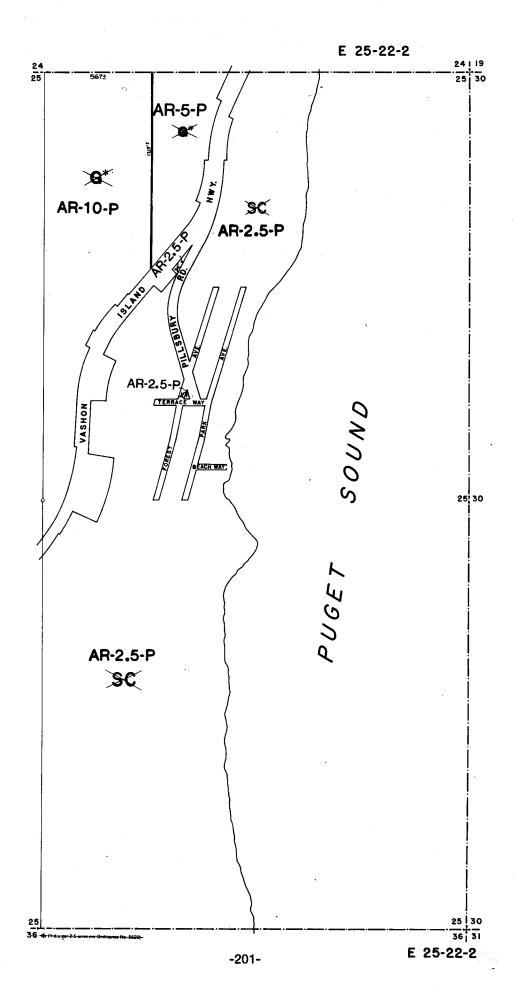
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * .King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 30-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AFI-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G*-P (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

Part of the Dockton Historic District (Historic Site Survey File No. 0330) is located in the area shown as AR-5-P. The Vashon Community Plan recommends that the Dockton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-5, V-41, V-42, V-43, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, HS-102, HS-103, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

S-C-P to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

Part of the Dockton Historic District (Historic Site Survey File No. 0330) is located in the area shown as AR-2.5-P. The Vashon Community Plan recommends that the Dockton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-41, V-42, V-43, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, HS-102, HS-103, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

FIS-15,000-P

Part of the Dockton Historic District (Historic Site Survey File No. 0330) is located in the area shown as RS-15,000-P. The Vashon Community Plan recommends that the Dockton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

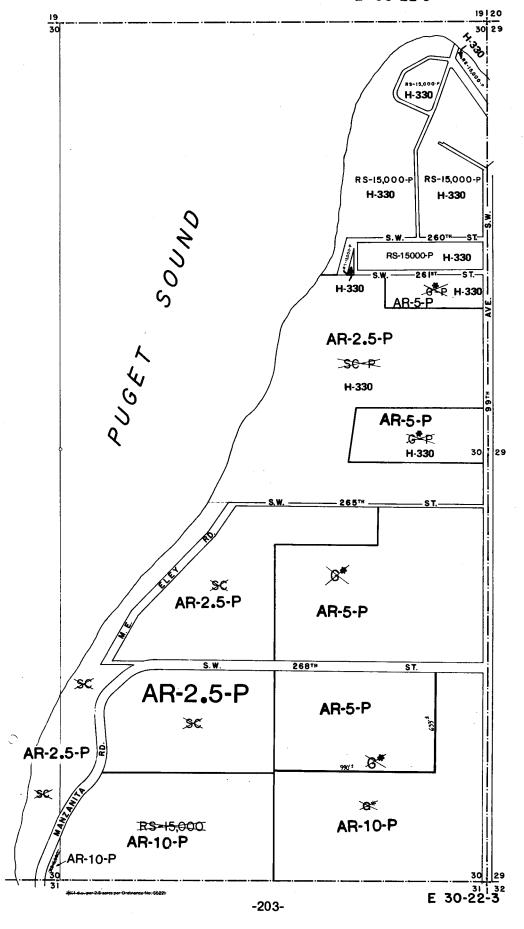
- * Vashon Community Plan policies V-3, V-9, V-41, V-42, V-43, V-55, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-218, HS-102, HS-103, HS-104, Appendix C.
- Guidelines for Historic Sites on Vashon Island, Appendix H.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



W 29-22-3

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

Part of the Dockton Historic District (Historic Site Survey File No. 0330) is located in the area shown as AR-5-P. The Vashon Community Plan recommends that the Dockton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-5, V-41, V-42, V-43, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215 R-218, HS-102, HS-103, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

Part of the Dockton Historic District (Historic Site Survey File No. 0330) is located in the area shown as BR-N-P. The Vashon Community Plan recommends that the Dockton Historic District be designated as a King County Landmark and nominated to the National

and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following additional P-suffix condition applies:

1. Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan policy R-311.)

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-20, V-41, V-42, V-43, V-55, Appendix B.
- * King County Comprehensive Plan polices E-311, E-337, F-309, R-220, CI-601, CI-602, CI-603, HS-102, HS-103, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

RS-15,000-P

Part of the Dockton Historic District (Historic Site Survey File No. 0330) is located in the area shown as RS-15,000-P. The Vashon Community Plan recommends that the Dockton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. See the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-9, V-41, V-42, V-43, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-218, HS-102, HS-103, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) (potential A) to AR-5-P (potential A)

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7 and the explanation of potential agricultural zoning (A) on page 3.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- Vashon Community Plan policies V-3, V-5, V-38, V-39, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, R-221, RL-308, RL-309, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

Part of the Dockton Historic District (Historic Site Survey File No. 0330) is located in the area shown as AR-10-P. The Vashon Community Plan recommends that the Dockton Historic District be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

W 29-22-3 (continued)

The following policies are applicable:

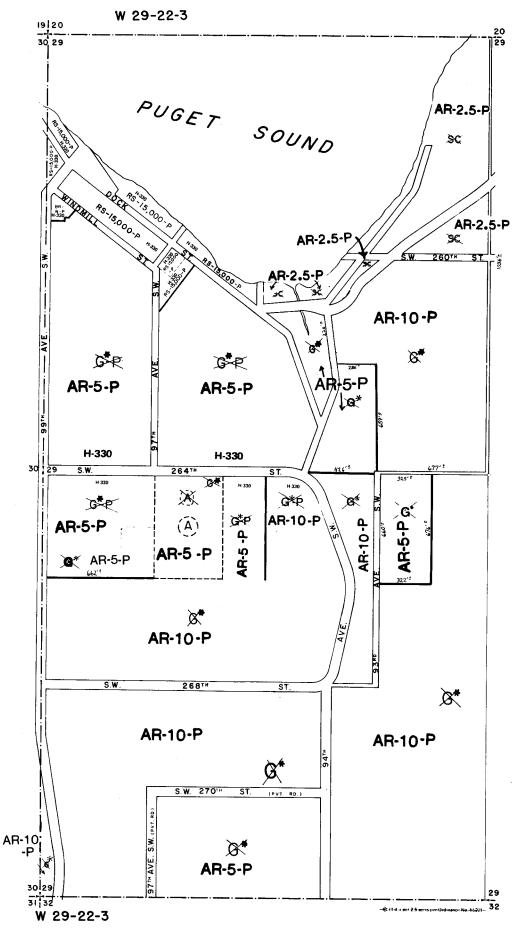
- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



E 29-22-3

G* and RS-15,000* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

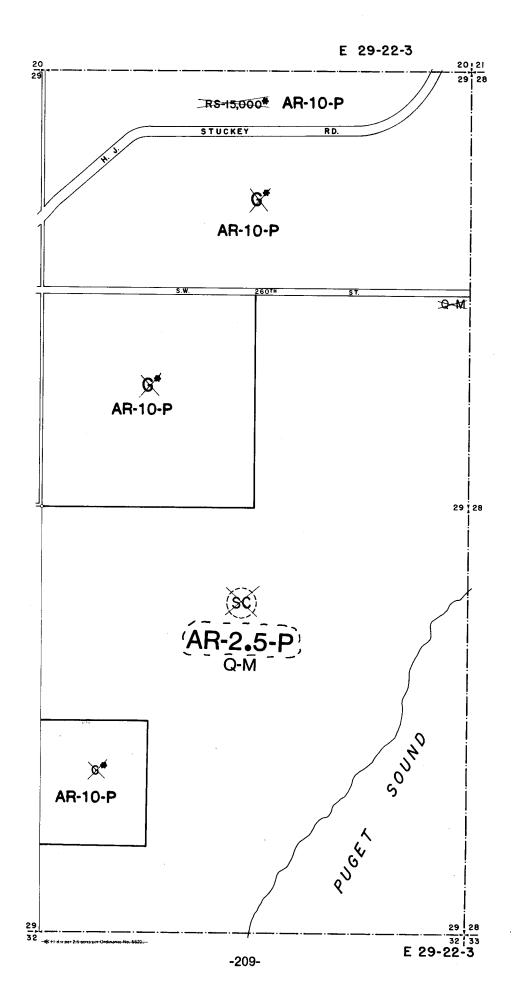
Q-M (potential S-C) to QM (potential AR-2.5-P)

The potential zoning is to ensure consistency with the Plan. When the existing quarrying and mining uses are terminated and the property returned to residential uses, the AR-2.5 zoning should be designated.

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policy V-3, V-29, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, RL-408, Appendix C.



W 28-22-3

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

Q-M (potential S-C) to QM (potential AR-2.5-P)

The potential zoning is to ensure consistency with the Plan. When the existing quarrying and mining uses are terminated and the property returned to residential uses, the AR-2.5 zoning should be designated.

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

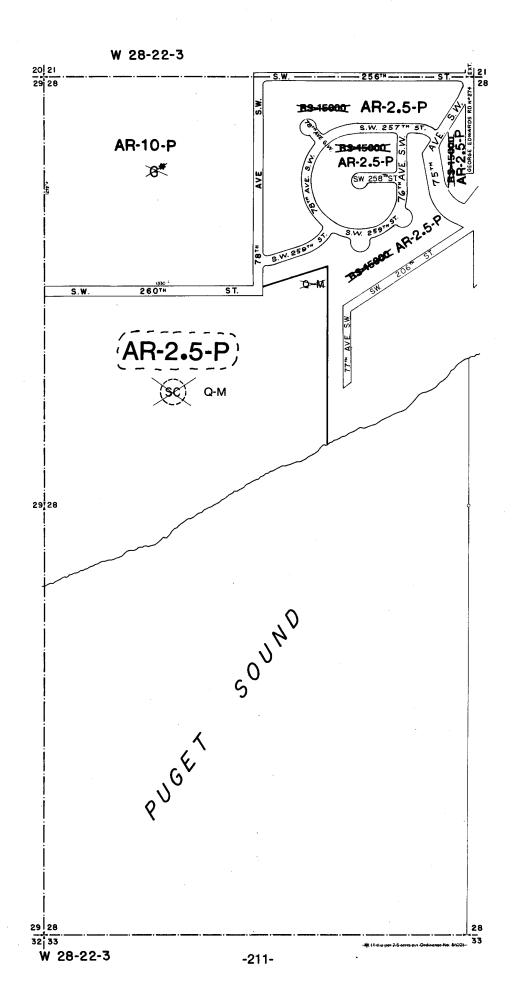
- Vashon Community Plan policy V-3, V-29, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, RL-408, Appendix C.

RS-15,000 to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 28-22-3

RS-15,000 to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

The Maury Cemetery (King County Historic Site Survey File No. 0333) is 1ocated on this property. The Vashon Community Plan recommends that the Cemetery be designated as a King County Landmark. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-41, V-42, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, HS-102, HS-104, Appendix C
- Guidelines for Historic Sites on Vashon Island, Appendix H.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

The original P-suffix conditions listed under BALD file #101-79 are to remain on the property. They are the following:

- The applicant, at such time as a building permit is requested, shall within the submitted legal description describe a contiguous parcel which shall include the existing single family residence and the proposed stable on a lot in excess of 35,000 square feet with a minimum width of 135 feet.
- 2. The applicant shall abide by the provisions of King County Code Section 21.18.020 (3)(a).
- 3. The applicant shall abide by the provisions of King County Code Sections 21.46.150 through 21.46.200.
- No more than 1 barn shall be located on the total subject property. Said barn shall be located on either Lot C or Lot D as identified on Exhibit #5.

Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policy V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

Q-M (potential S-C) to QM (potential AR-2.5-P)

The potential zoning is added to ensure consistency with the Plan. When the existing quarrying and mining uses are terminated and the property returned to residential uses, the AR-2.5 zoning should be designated.

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policy V-3, V-29, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, RL-408, Appendix C.

RS-15,000 to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

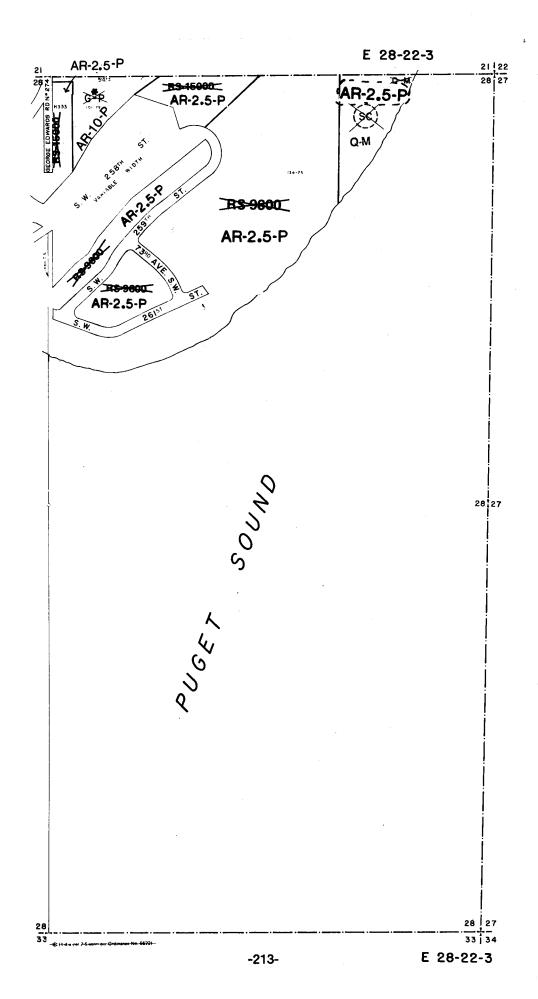
- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

RS-9600 to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.



E 34-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

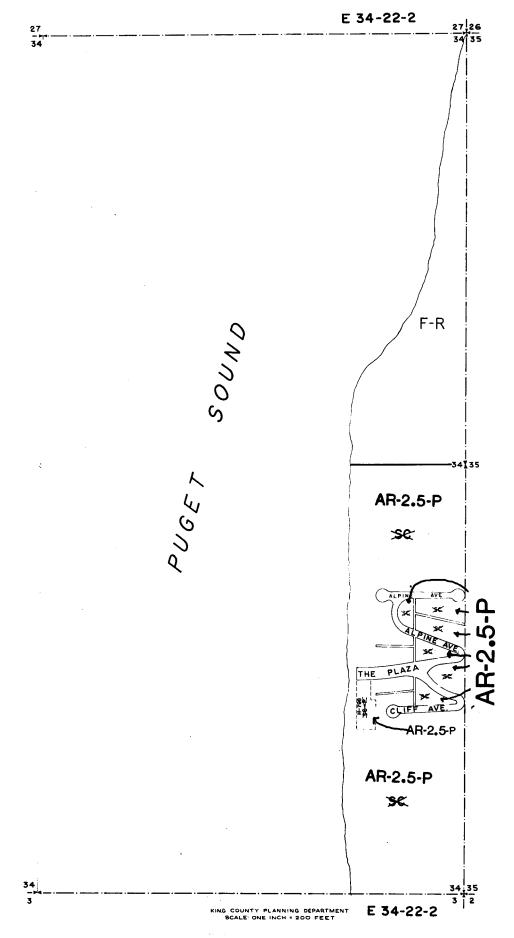
S-C-P to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

The Spring Beach Hotel/Miramar Inn (King County Historic Site Survey File No. 0798) is located on this property. The Vashon Community Plan recommends that it be designated as a King County Landmark and nominated to the National and State Historic Registers. See the explanation of the P-suffix for historic sites on page 13. Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies and guidelines are applicable:

- Vashon Community Plan policies V-3, V-30, V-31, V-41, V-42, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, HS-102, HS-104, Appendix C.
- * Guidelines for Historic Sites on Vashon Island, Appendix H.



W 35-2-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- * King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-5-P

See the explanation of rural area zoning in upper plateau areas (AR-5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

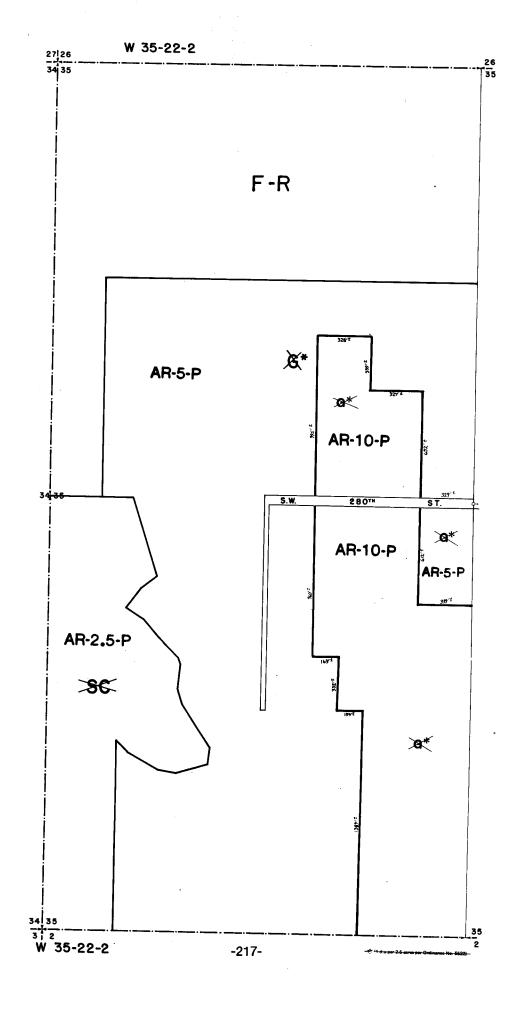
- * Vashon Community Plan policies V-3, V-5, V-55, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

- * Vashon Community Plan Policies V-3, V-31, V-55, V-57, Appendix B.
- * King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix C.



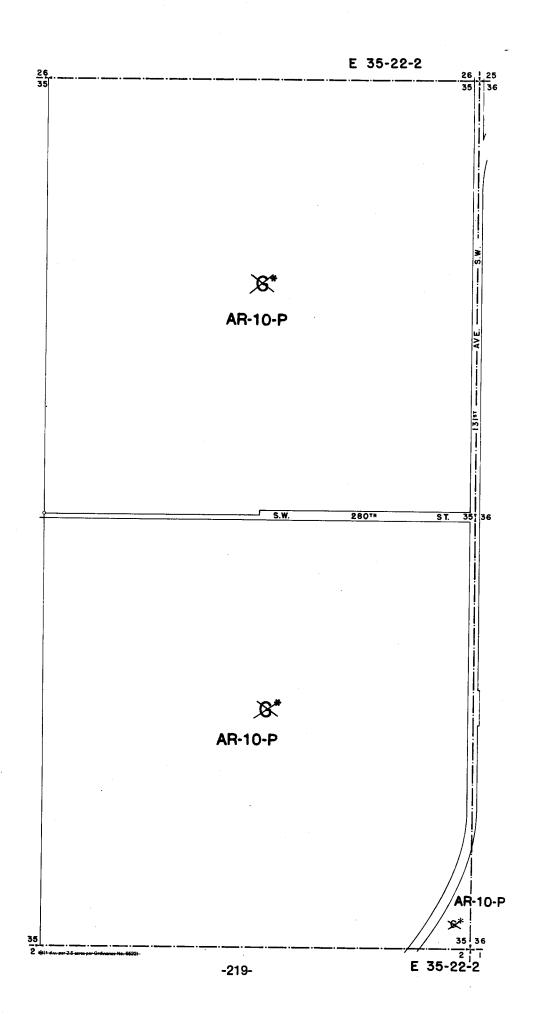
E 35-22-2

G* (one dwelling unit per 2.5 acres per Ordinance 5522) to AR-10-P

See the explanation of rural area zoning in high recharge areas (AR-10) on page 6.

See the explanation of Island-wide P-suffix conditions on page 9.

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W 36-22-2

S-C to AR-2.5-P

See the explanation of rural area zoning in sensitive areas and shoreline areas (AR-2.5) on page 7.

See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
- King County Comprehensive Plan policies E-304 through E-307, E-311, E-327 through E-332, E-337, F-309, R-216, R-218, Appendix C.

G* and RS-15,000* (one dwelling unit per 2.5 acre per Ordinance 5522) to AR-5-P

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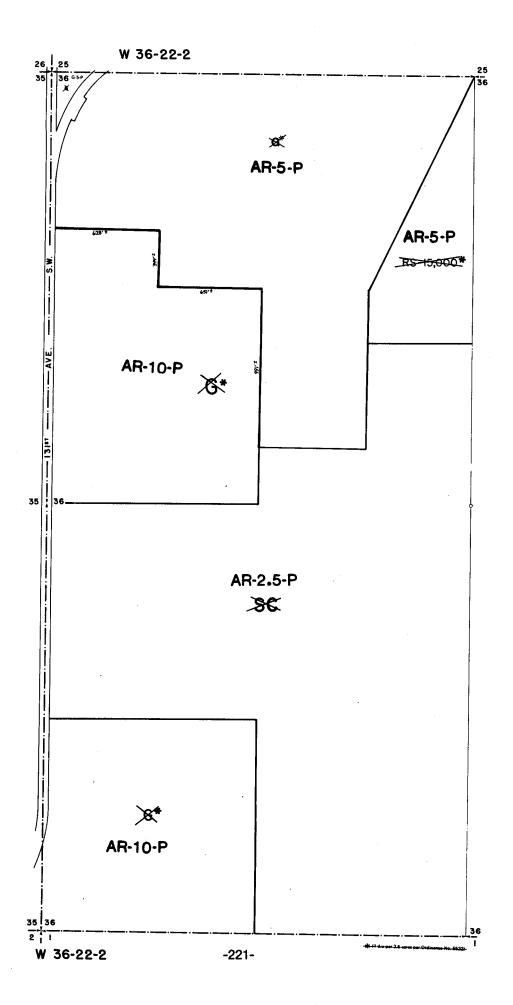
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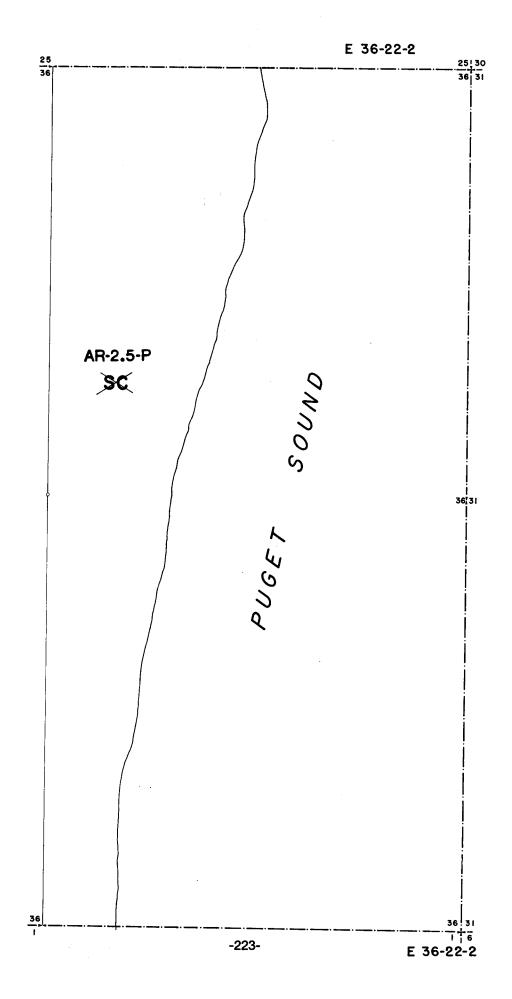
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W 31-22-3

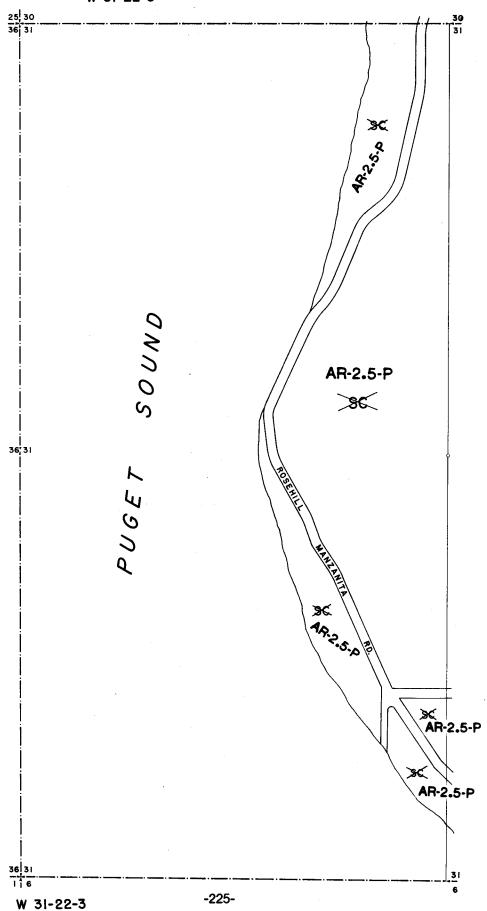
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E 31-22-3

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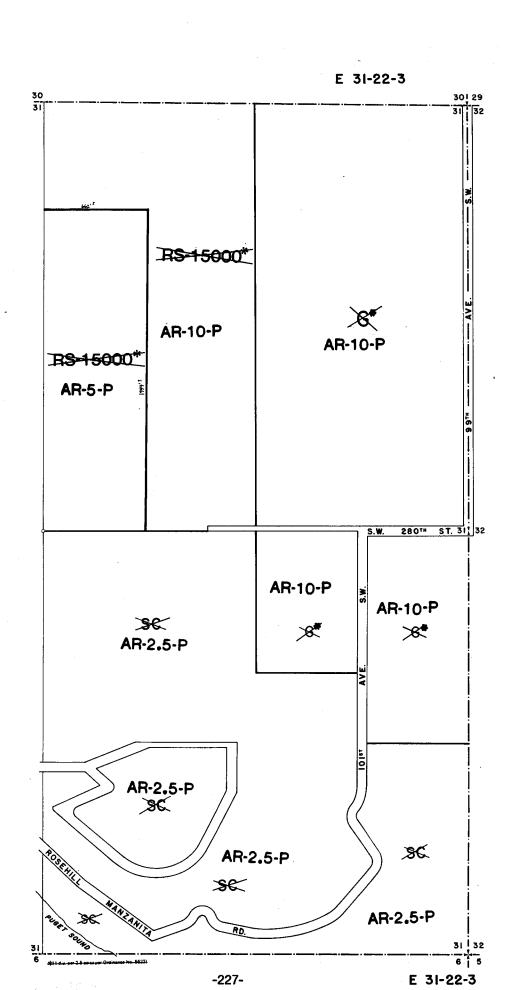
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W 32-22-3

S-C to AR-2.5-P

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See the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

- * Vashon Community Plan policies V-3, V-30, V-31, V-55, Appendix B.
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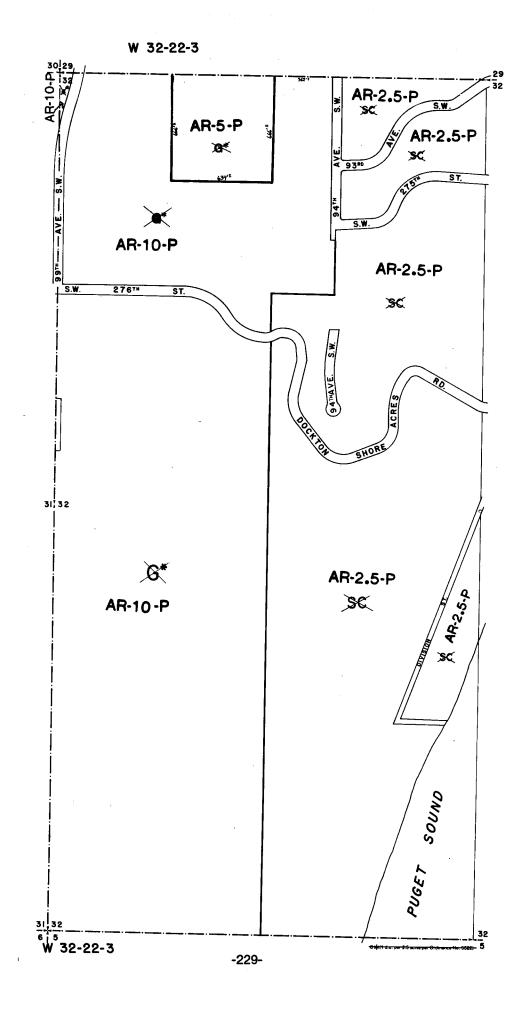
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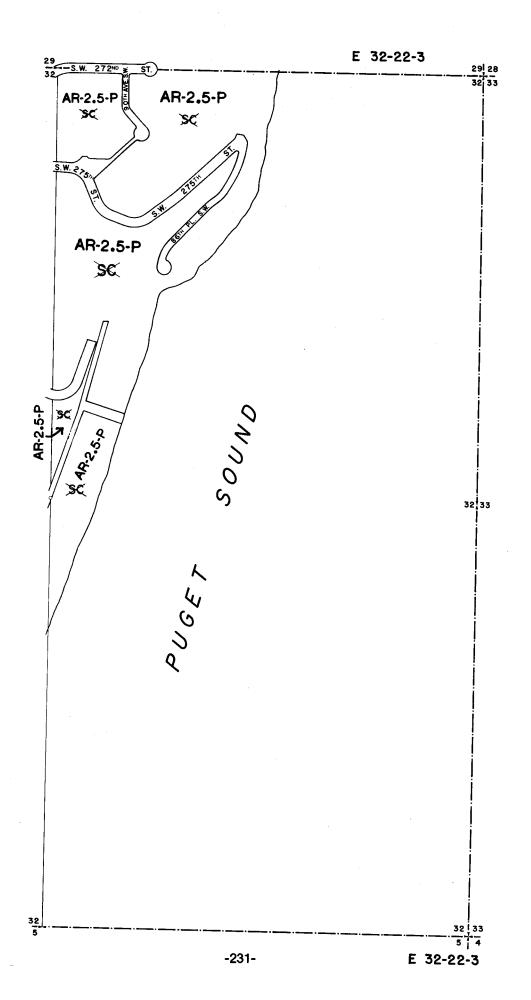
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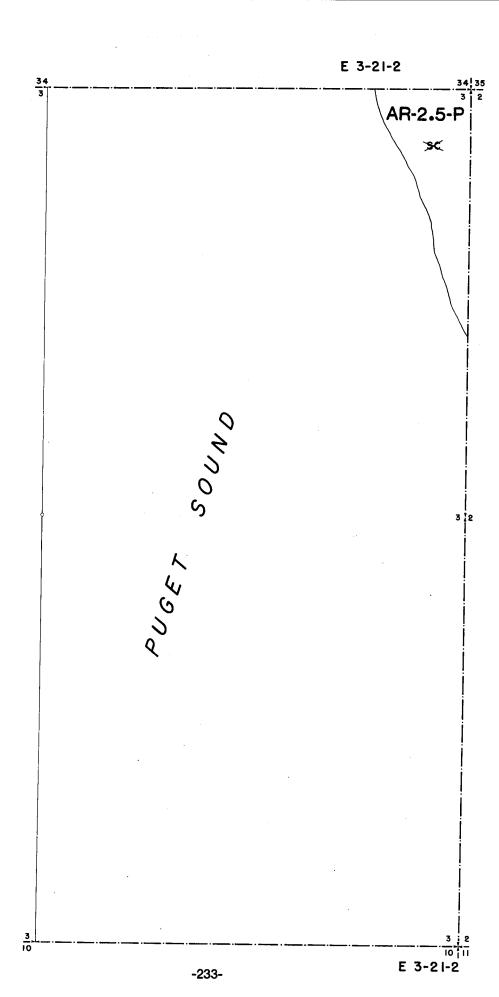
E 3-21-2

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W 2-21-2

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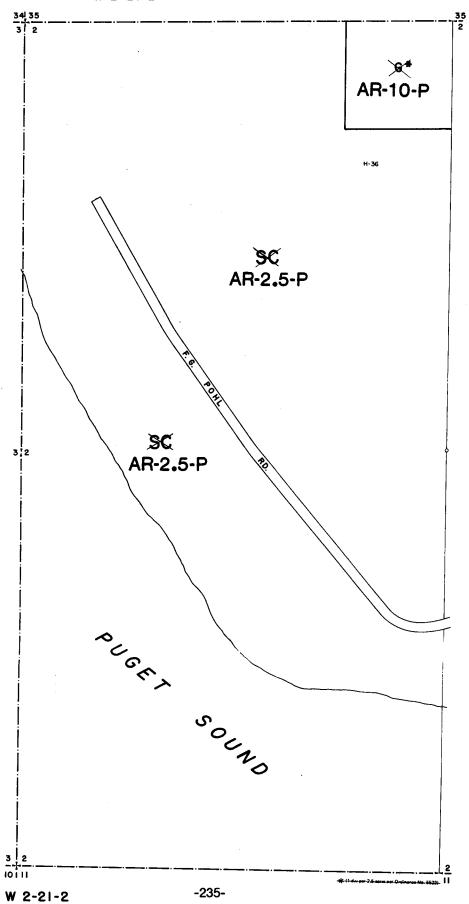
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The following policies are applicable:

Vashon Community Plan policies V-3, V-5, V-55, Appendix B.

King County Comprehensive Plan policies E-311, E-337, F-309, R-215, R-218, Appendix

BR-N-P

See the explanation of mixed business and residential zoning (BR-N) on page 3.

The following P-suffix site development condition applies:

Residential densities are limited to those which could be served by on-site wastewater disposal systems, i.e., less than 3 dwelling units per acre. (This is consistent with King County Comprehensive Plan Policy R-311.)

Also, see the explanation of Island-wide P-suffix conditions on page 9.

The following policies are applicable:

Vashon Community Plan policies V-3, V-20, V-55, Appendix B

King County Comprehensive Plan policies E-311, E-337, F-309, R-220, Cl-601, Cl-602, CI-603, Appendix C.

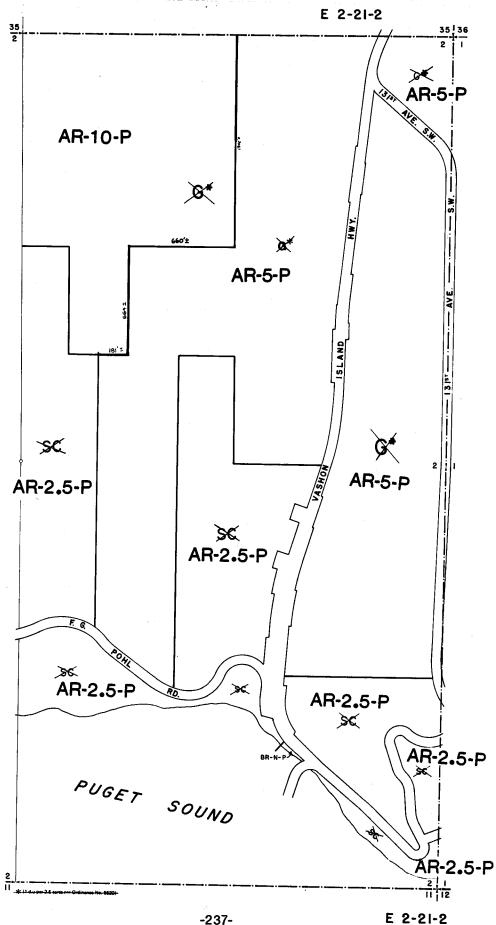
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The following policies are applicable:

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W 1-21-2

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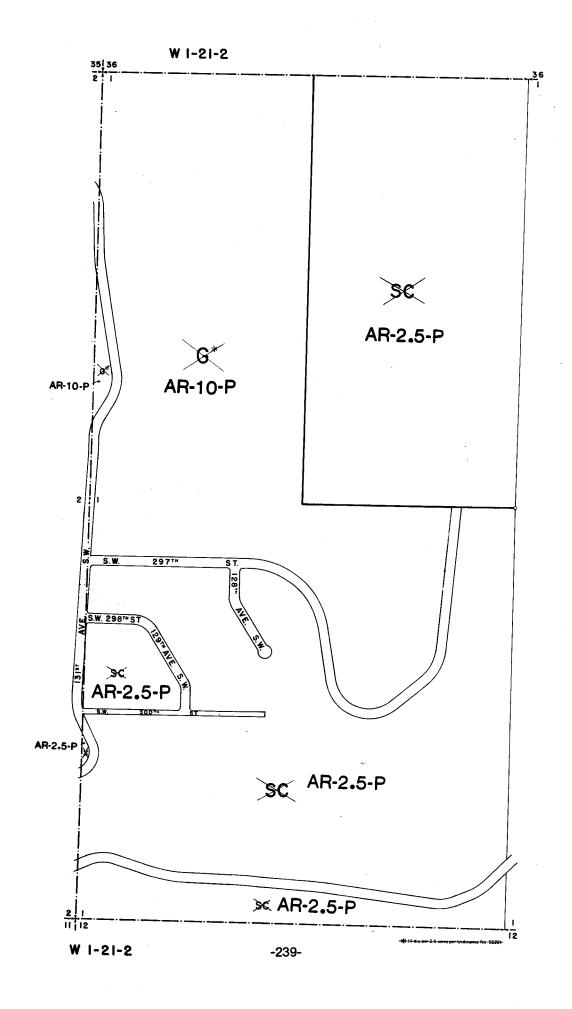
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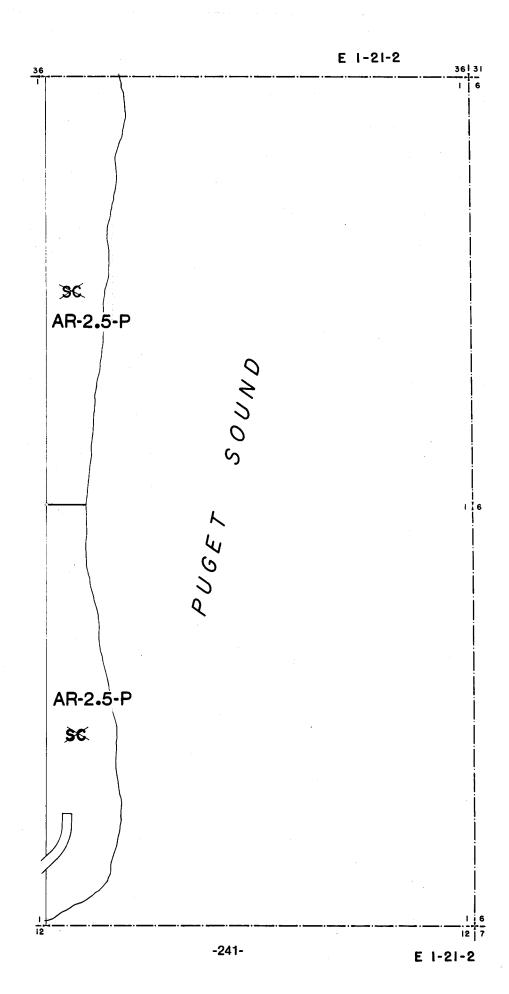
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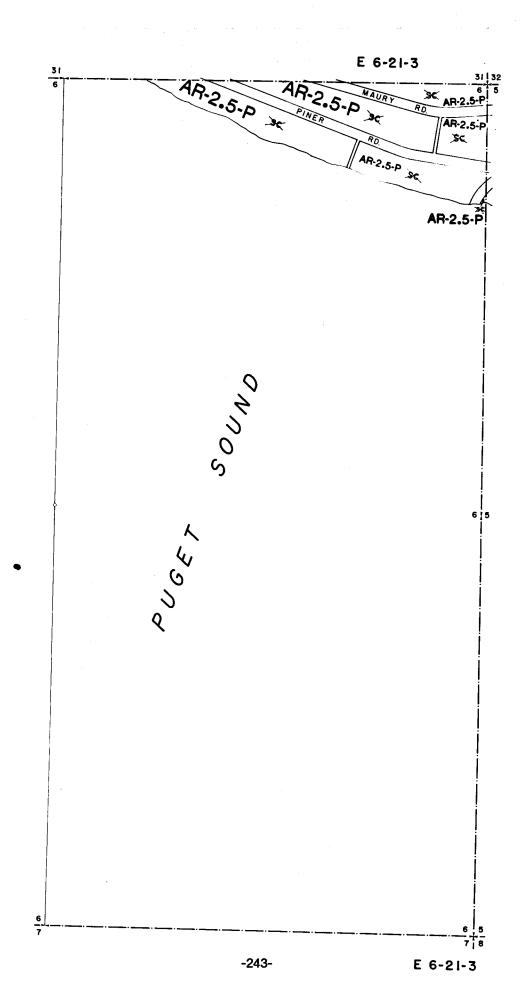
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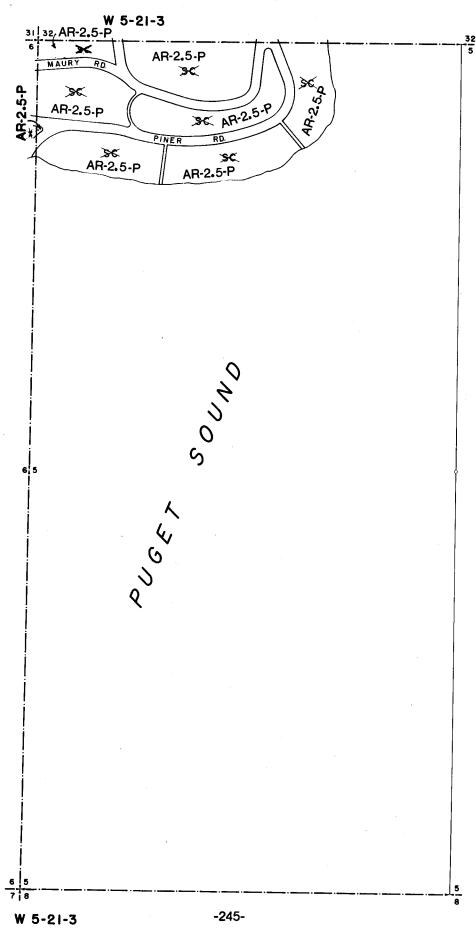
W 5-21-3

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APPENDICES

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Town of Vashon

Burton

Appendix G Guidelines for Industrial Development

Appendix H Guidelines for Historic Sites

Appendix I Fish and Wildlife Habitats

Appendix J List of Sources to be Consulted in Preparing a Ground Water Study

GLOSSARY

APPENDIX A

KING COUNTY ZONING CODE SYNOPSIS

WARNING: This zoning code synopsis should be used as a guide only for the unincorporated areas of King County. Before buying or selling property, the complete text for a particular zone classification should be consulted to insure the proposed use is permitted and under what conditions if any. You may review copies of the King County Code at our offices or at various libraries throughout King County. If you want zoning information for property within the corporate limits of a city or town in King County, you must call the City's planning or building department. Remember codes are changed continually so be sure your copy is up to date.

Chapter 21.08 RS Residential Single Family

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to a complete urban residential environment. These other uses, churches, schools, libraries, etc are considered compatible with single family residential uses.

RS 5000 - Dimensional Standards

min. lot area: 5000 sq. ft.* min. lot width: 40 feet lot coverage: 35 percent

front yard. 20 feet, key & transitional lots may be reduced to 15'

side yard: 5 feet

rear yard: 5 feet for dwelling units

height: 30 feet; non-residential buildings may be increased by 1' for each foot of add'l side yard to a maximum of 50 feet

RS 7200 - Dimensional Standards

min lot area: 7200 sq. ft.* min. lot width: 60 feet front, side & rear yards; height & lot coverage same as RS 5000

RS 9600 - Dimensional Standards

min lot area: 9600 sq. ft.* min. lot width: 70 feet front, side & rear yards; height & lot coverage same as RS 5000

RS 15,000 - Dimensional Standards

min lot area 15,000 sq. ft.* min. lot width: 80 feet front, side & rear yards; height & lot coverage same as RS 5000

*NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses is permitted, provided the average allowable density is not

Chapter 21.10 RD 3600 - Two-Family Dwelling

Permits low density multiple dwellings and duplexes.

RD 3600 - Dimensional Standards

min. lot area: 7200 sq. ft. min. lot width: 60 feet lot coverage: 35 percent side yard: 5 feet front yard: 20 feet; key & transitional lots 15 feet

rear yard: 5 feet for dwelling units

height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

RM 2400 - Dimensional Standards

min. lot area: 7200 sq. ft. min. lot width: 60 feet lot coverage: 50 percent side yard: 5 feet front yard: 20 feet; key & transitional lots 15 feet rear yard: 5 feet for dwelling units lot area/dwelling unit: 2400 sq. ft.

min. lot area: 7200 sq. ft.

height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard and open space to a maximum of 50 feet.

Chapter 21.14 RM 1800 High Density **Multiple-Dwelling**

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

RM 1800 - Dimensional Standards

min. lot width: 60 feet lot coverage: 50 percent front, side & rear yards: same as RM 2400 lot area/dwelling unit: 1800 sq. ft. height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling / Restricted Service

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services, professional and business offices

RM 900 - Dimensional Services

min. lot area; 7200 sq. ft. min. lot width: 60 feet lot coverage: 60 percent for residential uses front, side & rear yards: same as RM 2400 permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot. lot area/dwelling unit: 900 square feet height: 35 feet. Height may be increased 1' for each additional 1' of side yard and open space.

Chapter 21. RT Residential, Townhouse

Allows townhouses (single-family dwelling attached by common side walls; either on individually platted lots or on a commonly held site to provide a mix of attached and detached single-family housing and promote efficient use of land and energy in a residential environment.

RT - Dimensional Standards

See text of Zoning Code for detailed performance standards.

Chapter 21.18 SE Suburban Estate

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

SE - Dimensional Standards

min. lot area: 35,000 sq. ft. min. lot width: 135 feet lot coverage: 35 percent residential building setbacks: front vard: 30 feet side vard: 10 feet

rear yard: 10 feet

height: 35 feet except for agricultural buildings

Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

SC - Dimensional Standards

Minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing, subject to on site sewage disposal requirements. With public sewers, the minimum lot size is 9,600 square feet

Lot dimensions/coverage/height/limits/yards/open space:

parcels over five acres: same as "A"

parcels of five acres or less: same as SE

Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area

Densities in multiple lot subdivision:

Parcels less than five acres: one dwelling unit per acre with sensitive area protection through lot clustering

Parcels with five or more acres: one dwelling unit per acre with lot clustering and reserve tract provision

Chapter 21.20 SR Suburban Residential

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification, small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

SR - Dimensional Standards

lot area: 5 acres except that the area may be reduced through subdividing: 7200 or 9600 square feet with sewers, water, paved streets; curbs, sidewalks, drainage

15,000 square feet with approved water and sewage systems, paved

35,000 square feet with approved water and sewage disposal systems

min lot width: 330 feet unless platted front yard depth: 30 feet unless platted side yard depth: 10 feet unless platted rear yard depth: 10 feet unless platted

lot coverage: 35 percent

height: 30 feet except for agricultural buildings

Chapter 21.20A RMHP Residential Mobile Home Park

Provides for a suitable living environment within a park-like atmosphere for families residing in mobile homes.

RMHP - Dimensional Standards

minimum site area: three acres

density: not to exceed 1½ times surrounding density or nine units per acre, whichever is less.

Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering, one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in sub divisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

Chapter 21.21 AR Rural

Provides for an area-wide rural character and prevents premature urban development in areas without adequate urban services. Establishes forestry and agriculture as preferred uses, and protects environmentally sensitive areas. The zone allows for lot clustering and density bonuses.

AR - Dimensional Standards

min lot area: 5 acres (basic density)

(areas adjacent to forest and agriculture 10 acres production districts)

2.5 acres (to be applied where existing lot pattern and level of services permits, as determined through the Community Plan process)

min lot dimensions: depth to width lot ratio no greater than 4 to 1.

height: 35 feet except for agricultural buildings

setbacks: 35 feet (except for residential structures abutting an A-35, F, QM, or approved mineral extraction operation, which shall maintain a 100 foot setback)

Chapter 21.22 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits

A - Dimensional Standards

min lot area: 10 acres min. lot width: 330 feet

lot coverage: 60 percent

height: 35 feet except for agricultural buildings

Residential building setbacks:

front yard: 30 feet side yard: 10 feet rear yard: 10 feet

Chapter 21.35 A-10, A-35 Agriculture

Preserves agricultural lands and discourages encroaching urban development in areas particularly suited to agricultural pursuits. Allows marketing of agriculture products and the processing of agriculture products grown on site.

A-10, A-35 - Dimensional Standards

min lot area: 10 acres (croplands)
35 acres (lands suited to raising livestock)
min lot dimensions: depth to width lot ratio of no greater
than 4-1.
height: 35 feet except for agricultural structures
lot coverage: less than 1 acre - 35 percent max.
1-5 acres - 25 percent max.
5-10 acres - 15 percent max.
lot acres - 10 percent max.

Chapter 21.24 G General

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

G - Dimensional Standards

min. lot area: SE uses 35,000 sq. ft. SR uses 5 acres, A uses 10 acres min. lot area/dwelling unit: 35,000 sq. ft. for single family min. lot width: 135 feet

Residential building setbacks: front yard: 30 feet side yard: 10 feet rear yard: 20 feet for dwelling units height: 30 feet except for agricultural buildings

Chapter 21.25 G-5 General Five Acres

Provides for an area-wide rural character and prevents premature urban development in areas without adequate urban services and to preserve environmentally sensitive areas.

G-5 - Dimensional Standards

Minimum lot area: five acres; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Minimum lot dimensions: depth-to-width lot ratio no greater than 4-to-1. Height: 35 feet except for agricultural buildings

Residential building setbacks: front yard: 30 feet side yard: 10 feet

Chapter 21.26 BN Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

BN - Dimensional Standards

lot coverage: 100 percent height: 35 leet maximum permitted floor area: not more than total lot area

Chapter 21.27 BR-N Mixed Business-Residential Neighborhood Scale

Provides for mixed commercial (retail and office) and residential use projects.

BR-N - Dimensional Standards

lot area/dwelling unit: 2400 sq. ft.
permitted floor area:
1½ times buildable area of lot
2 times buildable area with enclosed parking
lot width: 60 feet

Chapter 21.28 BC Community Business

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is a further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis.

BC - Dimensional Standards

lot coverage: 100 percent permitted floor area: not more than 3 times lot area height: 35 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.29 BR-C Mixed Business-Residential Community Scale

BR-C - Dimensional Standards

lot area/dwelling unit: 900 sq. ft.
permitted floor area: 2 times buildable portion of lot
6 times if required parking is totally enclosed
lot width: 60 feet

Chapter 21.30 CG General Commercial

Provides for the grouping of enterprises which may involve some onpremise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas.

CG - Dimensional Standards

lot coverage: 100 percent permitted floor area: not more th an 3½ times lot area height: 35 feet. Height may be increased 1' for each additional 1' of side and rear vards

Chapter 21.32 ML Light Manufacturing

Provides for the heavier general commercial uses and for industrial activities and uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities or services.

ML - Dimensional Standards (except adjacent to R or S zones)

lot coverage: 100 percent permitted floor area: not more than 2½ times lot area height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.34 MP Manufacturing Park

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

MP - Dimensional Standards

street property line setback: 25 feet side and rear yard setback: per landscape ordinance permitted floor area: not more than 2½ times the buildable area of the lot. height: 45 feet. Height may be increased 1' for each additional 1' of required open space.

See text of zoning code for detailed performance standards.

Chapter 21.36 MH Heavy Manufacturing

Provides for industrial enterprises involving heavy manufacturing assembling, fabrication and processing, bulk handling of products, large amounts of storage, warehousing and heavy trucking.

MH - Dimensional Standards

lot coverage: 100 percent permitted floor area: not more than 2½ times lot area height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards

Chapter 21.37 F Forest

Allows for the continued management of commercial forest resource lands through the establishment of large minimum lot sizes and the mitigation of adjacent conflicting uses through buffering.

F - Dimensional Standards

min. lot area: 80 acres

min setback: 100 feet (scaling stations excepted)

Chapter 21.38 FR Forestry and Recreation

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

FR - Dimensional Standards

min. lot area for building site: 35,000 sq. ft. min. lot width for building site: 135 feet front, side & rear yards: 20 feet height: 45 feet. Height may be increased 1' for each additional 1' of side and rear yards.

Chapter 21.42 QM Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

QM - Dimensional Standards

min. lot area: 10 acres

front, side & rear yards: 20 feet except if adjacent to R or S zone

permitted floor area: not more than total lot area

height: 45 feet. Height may be increased 1' for each additional 1' of setback from each property line.

See text of zoning code for detailed performance standards.

Chapter 21.43 AOU Airport Open Use

Provides for economic uses and development of areas affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

Chapter 21.46.060 Potential Zone

Recognizes the suitability of a location for a future type of use and the impractibility of precisely zoning the property until properly designed and planned.

Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zone reclassification shall be reflected and/or included in the site plan submittal.

Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structures proposed to be placed in an otherwise required open space or setback.

See text of Zoning Code for detailed requirements.

Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications.

See text of Zoning Code for detailed requirements.

Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones.

See text of Zoning Code or Bulletin #22.

Chapter 21.54.040 Flood Hazard Area

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structures or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.

Chapter 21.56 Planned Unit Development (Not a Zone)

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

See text of Zoning Code for detailed requirements.

APPENDIX B

VASHON COMMUNITY PLAN POLICIES

- V-1 ALL OF VASHON IS RECOGNIZED IN THIS PLAN AS A RURAL AREA.
- V-2 MOST OF VASHON SHALL REMAIN AT LOW RESIDENTIAL DENSITIES IN ORDER TO MAINTAIN THE ISLAND'S CURRENT RURAL LEVEL OF DEVELOPMENT. TO ACCOMMODATE FUTURE GROWTH, SOME OF THE ISLAND'S EXISTING TOWN CENTERS AND NEIGHBORHOODS ARE PLANNED FOR ADDITIONAL RESIDENTIAL GROWTH. THE TOWN OF VASHON IS PLANNED FOR THE MOST INTENSIVE RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT.
- V-3

 ALL LAND USE POLICIES AND REGULATIONS FOR VASHON SHALL REFLECT THE OVERRIDING IMPORTANCE OF THE FACT THAT THE WHOLE ISLAND IS THE RECHARGE AREA FOR A SOLE-SOURCE AQUIFER. ALL OF VASHON ISLAND SHALL THEREFORE BE CONSIDERED A GROUND WATER RECHARGE AREA. WITHIN THE ISLAND, BASED LARGELY ON SOIL TYPES, THERE ARE AREAS OF RELATIVELY HIGH, MEDIUM, AND LOW RECHARGE POTENTIAL. AREAS OF HIGHER RECHARGE POTENTIAL SHOULD RECEIVE EXTRA PROTECTION.
- V-4 A VARIETY OF RESIDENTIAL LOT SIZES AND HOUSING TYPES SHOULD BE ENCOURAGED ON THE ISLAND.
- V-5 MOST OF THE ISLAND'S UPPER PLATEAU AREAS ARE PLANNED FOR LOW RESIDENTIAL DENSITIES.
- V-6 (There is no policy V-6)
- V-7 (There is no policy V-7)
- V-8 SOME OF THE ISLAND'S EXISTING TOWNS AND NEIGHBORHOODS ARE PLANNED FOR ADDITIONAL RESIDENTIAL DEVELOPMENT TO ACCOMMODATE FUTURE GROWTH AND TO CONTINUE THE DEVELOPMENT OF THESE AREAS AS DISTINCT COMMUNITIES. NEW RESIDENTIAL DEVELOPMENT SHOULD BE COMPATIBLE WITH THE EXISTING DENSITY AND CHARACTER OF THESE COMMUNITIES, AND PRESERVE THE QUALITY AND QUANTITY OF ISLAND GROUND WATER.
- V-9 BURTON, DOCKTON, AND VASHON HEIGHTS ARE PLANNED FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT AT DENSITIES WHICH DO NOT REQUIRE SEWERS (LESS THAN THREE HOUSES PER ACRE).
- V-10 IN ORDER TO FULLY UTILIZE EXISTING SERVICES INCLUDING SEWERS, CLASS I WATER, PUBLIC TRANSPORTATION AND SHOPPING, THE TOWN OF VASHON IS PLANNED FOR INTENSIVE RESIDENTIAL DEVELOPMENT. THIS WOULD OCCUR IMMEDIATELY ADJACENT TO THE BUSINESS CENTER AND EXTEND TO THE LIMITS OF THE SEWER LOCAL SERVICE AREA.
- V-11 IN ADDITION TO AREAS ZONED FOR MULTIFAMILY DEVELOPMENT PRIOR TO THE ADOPTION OF THIS PLAN, NEW AREAS OF MULTIFAMILY DEVELOPMENT ARE PLANNED WITHIN THE SEWER LOCAL SERVICE AREA (LSA) AT THE

TOWN OF VASHON. WHERE PROPERTIES ARE AT LEAST 660 FEET FROM VASHON ISLAND HIGHWAY AND ARE ADJACENT TO AREAS PLANNED FOR MANUFACTURING PURPOSES, MULTIFAMILY DEVELOPMENT SHOULD OCCUR AT DENSITIES OF 18 UNITS PER ACRE. ALL OTHER AREAS ARE PLANNED FOR MULTIFAMILY DEVELOPMENT AT DENSITIES UP TO 12 DWELLING UNITS PER ACRE.

- V-12 MULTIFAMILY REZONES FOR ELDERLY HOUSING PROJECTS AT DENSITIES UP TO 24 DWELLING UNITS PER ACRE SHOULD BE ALLOWED AT THE TOWN OF VASHON PROVIDED THEY MEET OTHER APPLICABLE COMMUNITY PLAN AND COUNTY POLICIES. THESE REZONES SHOULD BE CONDITIONED UPON HUD (U.S. HOUSING AND URBAN DEVELOPMENT), FARMER'S HOME ADMINISTRATION OR OTHER GOVERNMENT AGENCY APPROVAL OR THEY SHOULD BE FOR GOVERNMENT SPONSORED PROJECTS.
- V-13 MULTIFAMILY REZONES FOR LOW/MODERATE INCOME FAMILY HOUSING PROJECTS AT DENSITIES UP TO 18 DWELLING UNITS PER ACRE SHOULD BE ALLOWED AT THE TOWN OF VASHON PROVIDED THEY MEET OTHER APPLICABLE COMMUNITY PLAN AND COUNTY POLICIES. THESE REZONES SHOULD BE CONDITIONED UPON HUD, FARMER'S HOME ADMINISTRATION OR OTHER GOVERNMENT AGENCY APPROVAL OR THEY SHOULD BE FOR GOVERNMENT SPONSORED PROJECTS.
- V-14 SINGLE FAMILY REZONES FOR MODERATE INCOME HOUSING PROJECTS AT DENSITIES UP TO 9 DWELLING UNITS PER ACRE SHOULD BE ALLOWED AT THE TOWN OF VASHON PROVIDED THEY MEET OTHER APPLICABLE COMMUNITY PLAN AND COUNTY POLICIES. THESE REZONES SHOULD BE CONDITIONED UPON HUD, FARMER'S HOME ADMINISTRATION, FHA, VETERAN'S HOME ADMINISTRATION OR OTHER GOVERNMENT AGENCY APPROVAL OR THEY SHOULD BE FOR GOVERNMENT SPONSORED PROJECTS.
- V-15 (There is no policy V-15)
- V-16 INTENSIVE COMMERCIAL AND INDUSTRIAL LAND USES SHOULD BE CONCENTRATED AT THE TOWN OF VASHON AND NEARBY AREAS WHERE WATER, WASTEWATER DISPOSAL AND TRANSIT SERVICES ARE AVAILABLE AND ADEQUATE.
- V-17 SMALL COMMERCIAL CENTERS ARE RECOGNIZED AS FOCAL POINTS FOR VASHON'S COMMUNITIES AND NEIGHBORHOODS. THESE CENTERS ARE TO BE MAINTAINED AT THEIR CURRENT SIZE EXCEPT THAT A LIMITED EXPANSION OF THE BURTON BUSINESS AREA MAY OCCUR DURING THE LIFE OF THE COMMUNITY PLAN.
- V-18 THE TOWN OF VASHON SHOULD CONTINUE TO BE THE MAJOR COMMERCIAL BUSINESS CENTER ON VASHON ISLAND.
- V-19 MIXED BUSINESS AND RESIDENTIAL USES ARE PLANNED IN THE TOWN OF VASHON SURROUNDING THE EXISTING BUSINESS CENTER.
- V-20 NEIGHBORHOOD BUSINESS AREAS ON VASHON ISLAND SHOULD ALLOW FOR A MIX OF RETAIL AND RESIDENTIAL USES.
- V-21 A LIMITED NEIGHBORHOOD BUSINESS AREA SHOULD BE ESTABLISHED AT VALLEY CENTER.

- V-22 A SMALL EXPANSION OF THE BUSINESS DISTRICT AT BURTON SHOULD BE ALLOWED DURING THE SIX TO TEN YEAR LIFE OF THE PLAN, SUBJECT TO CRITERIA ESTABLISHED IN THIS PLAN.
- V-23 EXISTING NEIGHBORHOOD GROCERY STORES AND SMALL NODES OF BUSINESS ARE RECOGNIZED AS A VIABLE PART OF THE IDENTITY OF NEIGHBORHOODS ON VASHON ISLAND. THESE AREAS INCLUDE: DOCKTON, TAHLEQUAH, PORTAGE, HEIGHTS DOCK, MAURY ISLAND SERVICE STATION, VASHON CENTER, AND JACK'S CORNER. THE EXISTING SMALL-SCALE AND NEIGHBORHOOD CHARACTER OF BUSINESS USES AT THESE LOCATIONS SHOULD BE MAINTAINED.
- V-24 FUTURE INDUSTRIAL DEVELOPMENT ON VASHON ISLAND SHOULD BE CLUSTERED SOUTH AND WEST OF THE TOWN OF VASHON AND NEAR EXISTING MANUFACTURING USES.
- V-25 INDUSTRIAL DEVELOPMENT SHOULD HAVE ADEQUATE ACCESS TO THE VASHON HIGHWAY, BUT IT SHOULD NOT OCCUR IN A STRIP ALONG THE HIGHWAY.
- V-26 FUTURE INDUSTRY SHOULD BE DEVELOPED IN A MANUFACTURING PARK SETTING AND SHOULD NOT EXCEED LIGHT INDUSTRIAL USES.
- V-27 HOME OCCUPATIONS SHOULD CONTINUE TO BE ALLOWED IN RESIDENTIAL AREAS ON VASHON ISLAND.
- V-28 COTTAGE INDUSTRIES SHOULD BE ALLOWED SUBJECT TO STRICT CONTROLS AND LIMITED TO RESIDENTIAL ZONES WITH A BASE DENSITY OF ONE ACRE OR LARGER.
- V-29 SAND AND GRAVEL EXTRACTION OPERATIONS SHOULD CONTINUE TO OPERATE UNDER APPROPRIATE ZONING. QUARRYING AND MINING ZONED PROPERTY IS PLANNED FOR RESIDENTIAL USE WHEN IT IS NO LONGER NEEDED FOR SAND AND GRAVEL EXTRACTION.
- V-30 AREAS WHERE NATURAL FEATURES AND RESOURCES ARE FRAGILE OR HAZARDOUS TO DEVELOPMENT ARE GIVEN SPECIAL RECOGNITION AS DEVELOPMENT LIMITATION AREAS. THE FOLLOWING FEATURES ARE CONSIDERED COLLECTIVELY AS DEVELOPMENT LIMITATION AREAS:
 - A. EROSION HAZARD AREAS
 - B. CLASS III LANDSLIDE HAZARD AREAS
 - C. CLASS III EARTHQUAKE HAZARD AREAS
 - D. WETLANDS
 - E. FISH BEARING WATERS
 - F. FLOOD HAZARD AREAS
 - G. HIGH GROUND WATER RECHARGE AREAS
 - H. WILDLIFE HABITAT AREAS
- V-31 DEVELOPMENT SHOULD BE MINIMIZED AND CAREFULLY MANAGED IN DEVELOPMENT LIMITATION AREAS. THE MOST FRAGILE, HAZARDOUS OR VALUABLE AREAS, INCLUDING HIGH RECHARGE AREAS, CLASS III LANDSLIDE HAZARD AREAS AND WETLANDS, SHOULD REMAIN LARGELY UNDEVELOPED THROUGH APPLICATION OF A LOW DENSITY DESIGNATION.

- V-32 AS A METHOD OF EROSION CONTROL, LANDSLIDE PREVENTION AND OF PROTECTING SURFACE WATER QUALITY, THE REMOVAL OF NATIVE VEGETATION SHOULD BE LIMITED IN EROSION HAZARD AREAS, CLASS III LANDSLIDE HAZARD AREAS, WETLANDS AND ALONG FISH BEARING WATERS.
- V-33 PROTECT AND PRESERVE THE ISLAND'S WILDLIFE HABITATS.
- V-34 WHERE FISH OR WILDLIFE HABITAT AREAS OCCUR WITHIN A PROPOSED SHORT PLAT, SUBDIVISION OR PLANNED UNIT DEVELOPMENT, THE PROPOSAL SHOULD BE REVIEWED TO ENSURE THAT THE INGREDIENTS NECESSARY FOR THE HABITAT'S PRESERVATION ARE NOT DESTROYED. SPECIAL CONDITIONS SHOULD BE ATTACHED TO PROTECT THE HABITAT IF NECESSARY.
- V-35 FISH AND WILDLIFE HABITATS IDENTIFIED ON VASHON ISLAND AND CONSIDERED TO BE ESPECIALLY UNIQUE AND VALUABLE OR OF POTENTIAL COUNTY-WIDE SIGNIFICANCE SHOULD RECEIVE SPECIAL ATTENTION. WHERE THESE OCCUR WITHIN A PROPOSED PLAT, SUBDIVISION OR PLANNED UNIT DEVELOPMENT, BUILDING AND LAND DEVELOPMENT (BALD) MAY REQUIRE THE DEVELOPER TO SUBMIT A SPECIAL REPORT TO ASSESS MORE CLOSELY THE IMPACTS OF THE PROPOSAL ON THE HABITAT AND TO RECOMMEND SPECIFIC MEASURES TO PROTECT THEM.
- V-36 FISH AND WILDLIFE HABITATS IDENTIFIED IN THE PLAN SHOULD BE CONSIDERED WHEN FUNDS FOR PARKS OR OPEN SPACE ACQUISITION ARE AVAILABLE.
- V-37 COMMERCIAL AND SMALL SCALE AGRICULTURE SHOULD BE PROMOTED BY COMPATIBLE LAND USE DESIGNATIONS.
- V-38 FUTURE REZONES TO A (AGRICULTURAL) ZONING SHOULD BE INITIATED BY KING COUNTY AT THE TIME DEVELOPMENT RIGHTS TO FARMLANDS ON VASHON ARE PURCHASED THROUGH KING COUNTY'S AGRICULTURAL BOND PROGRAM.
- V-39 TO FURTHER THE ISLAND'S RURAL CHARACTER AND **ENCOURAGE** AGRICULTURE, FUTURE INDIVIDUAL REZONE REQUESTS FOR (AGRICULTURAL) ZONING SHOULD BE GRANTED IF CONSISTENT WITH OTHER POLICIES OF THIS PLAN OR REQUIREMENTS OF THE A ZONE. SUCH REZONE REQUESTS SHOULD BE ALLOWED IN AREAS PLANNED FOR LOW RESIDENTIAL DENSITIES (AR-10, AR-5, AR-2.5 ZONES) AND IN DEVELOPMENT LIMITATION AREAS.
- V-40 FOOD PROCESSING OPERATIONS ARE IMPORTANT TO AGRICULTURAL USES ON VASHON AND ARE COMPATIBLE WITH THE ISLAND'S RURAL ENVIRONMENT. FOOD PROCESSING PLANTS SHALL CONTINUE TO BE PERMITTED ON VASHON BY ALLOWING APPROPRIATE ZONING.
- V-41 THE PRESERVATION, RESTORATION, AND ADAPTIVE USE OF HISTORIC SITES ON VASHON ISLAND SHOULD BE ENCOURAGED IN ORDER TO MAINTAIN THE CHARACTER OF EXISTING COMMUNITIES ON THE ISLAND AND TO PRESERVE TANGIBLE REMINDERS OF THE ISLAND'S HISTORY.
- V-42 HISTORIC SITES WHICH MEET NATIONAL, STATE OR COUNTY STANDARDS SHOULD BE GIVEN PARTIAL PROTECTION BY MAKING THE LAND USE DESIGNATION COMPATIBLE WITH THE SITE'S HISTORIC CHARACTER.

- V-43 AS A HIGH PRIORITY, THE PLAN SUPPORTS THE NOMINATION OF TWO HISTORIC DISTRICTS TO THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES: DOCKTON AND BURTON. REDEVELOPMENT IN THESE DISTRICTS SHOULD BE COMPATIBLE WITH THE HISTORIC CHARACTER OF THESE COMMUNITIES.
- V-44 ON-SITE WASTEWATER DISPOSAL SYSTEMS ARE CONSIDERED AS PERMANENT SOLUTIONS TO WASTEWATER DISPOSAL OUTSIDE SEWER LOCAL SERVICE AREAS.
- V-45 NO FUTURE ZONING CLASSIFICATION OUTSIDE A SEWER LOCAL SERVICE AREA SHALL ALLOW RESIDENTIAL LOT SIZES OF LESS THAN 15,000 SQUARE FEET OR RESIDENTIAL DENSITIES AT THREE HOUSING UNITS PER ACRE OR MORE.
- V-46 COMMUNITY (ALTERNATIVE) SEWAGE SYSTEMS SHOULD BE ALLOWED OUTSIDE THE SEWER LOCAL SERVICE AREA ESTABLISHED IN THIS PLAN. ALTERNATIVE SYSTEMS SHOULD BE CONSIDERED PRIOR TO TRADITIONAL PUBLIC SEWERS WHERE NECESSARY TO ALLEVIATE EXISTING OR POTENTIAL HEALTH HAZARDS. TECHNICAL AND ECONOMIC FEASIBILITY SHOULD BE EVALUATED BEFORE DECIDING TO IMPLEMENT AN ALTERNATIVE SEWAGE SYSTEM.
- V-47 OUTSIDE SEWER LOCAL SERVICE AREAS ON VASHON, THE ALLOCATION OF FEDERAL, STATE, AND LOCAL GOVERNMENT GRANTS THAT ARE PROVIDED TO ACHIEVE FEDERAL AND STATE WATER QUALITY STANDARDS SHOULD GO TOWARD DEVELOPING ON-SITE WASTEWATER DISPOSAL TECHNOLOGIES.
- V-48 IN REVIEWING BOUNDARY ADJUSTMENTS AND OTHER LSA AMENDMENTS, WHERE AN EXISTING OR POTENTIAL HEALTH HAZARD DEVELOPS OUTSIDE A SEWER LOCAL SERVICE AREA, AND BEFORE SEWER SERVICE IS PROVIDED, THE APPLICANT MUST DEMONSTRATE THAT OTHER ALTERNATIVES FOR WASTEWATER DISPOSAL ARE NOT FINANCIALLY OR TECHNICALLY FEASIBLE. SUCH DEMONSTRATION SHALL INCLUDE A COMPARISON OF ALTERNATIVES AS TO THEIR EFFECTIVENESS, COST, AND IMPACTS ON THE COMMUNITY PLAN.
- V-49 A DECISION TO GRANT A BOUNDARY ADJUSTMENT TO THE LSA SHOULD NOT BE MADE SOLELY BECAUSE THE MINIMUM LOT SIZE OF A ZONE CLASSIFICATION IS TOO SMALL TO MEET ON-SITE WASTEWATER DISPOSAL STANDARDS. SPECIFICALLY, LARGER LOT SIZES THAN THE MINIMUM REQUIRED BY ZONING SHOULD BE CONSIDERED AS AN ALTERNATIVE TO A BOUNDARY ADJUSTMENT.
- V-50 WHEN CONSIDERING FUTURE BOUNDARY ADJUSTMENTS TO THE LSA ON VASHON, DEMONSTRATION SHALL BE REQUIRED THAT SEWER SERVICE WOULD NOT BE MADE AVAILABLE TO, OR RESULT IN, ADVERSE IMPACTS TO AGRICULTURAL LANDS, FLOODPLAINS, WETLANDS OR OTHER SENSITIVE AREAS. IN THE VASHON PLAN, SENSITIVE AREAS ARE DEFINED TO INCLUDE HIGH GROUND WATER RECHARGE AREAS AND WILDLIFE HABITAT AREAS.
- V-51 THE FOLLOWING CONDITIONS MUST BE EVALUATED IN DETERMINING THE ADEQUACY OF WATER SERVICE FOR PROPOSED BOUNDARY ADJUSTMENTS TO THE LSA:

- A. A SEWER LOCAL SERVICE AREA BOUNDARY ADJUSTMENT SHOULD NOT BE ALLOWED IF THE RESULTING DEVELOPMENT WOULD ADVERSELY IMPACT DOMESTIC WATER SUPPLIES WHICH SERVE EXISTING OR PREVIOUSLY APPROVED USES.
- B. NO BOUNDARY ADJUSTMENT SHALL BE ALLOWED UNLESS CLASS ONE WATER SERVICE IS AVAILABLE AND IS TECHNICALLY ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- V-52 ISLAND WATER RESOURCES SHOULD CONTINUE TO BE THE SOLE WATER-SUPPLY SOURCE IN THE FUTURE. THE PLAN DISCOURAGES IMPORTING WATER FOR DOMESTIC USES FROM OFF THE ISLAND.
- V-53 LAND USES AND DEVELOPMENT DENSITIES SHOULD BE PLANNED SO THAT DEMANDS ON THE ISLAND'S GROUND WATER RESOURCES DO NOT EXCEED ITS CAPACITY TO PROVIDE ADEQUATE SUPPLIES, WITHOUT DETERIORATION OF QUALITY. IN ORDER TO ACHIEVE THIS, ONGOING RESEARCH AND MONITORING AS RECOMMENDED IN THE VASHON/MAURY ISLAND WATER RESOURCES STUDY SHOULD BE CONDUCTED.
- V-54 PROTECTION OF THE GROUND WATER AQUIFER IS OF PRIMARY IMPORTANCE TO THE ISLAND. FURTHER WATER QUALITY DEGRADATION WHICH WOULD INTERFERE WITH OR BECOME INJURIOUS TO EXISTING OR PLANNED USES SHOULD NOT BE ALLOWED.
- V-55 USE EXISTING DOMESTIC WATER SUPPLIES AND WATER SYSTEMS EFFICIENTLY.
- V-56 ALL OF VASHON ISLAND IS DESIGNATED A WATER SERVICE AREA.
- V-57 TO PROTECT DOMESTIC WATER RESOURCES, HIGH GROUND WATER RECHARGE AREAS AND WATERSHEDS SHOULD BE MAINTAINED IN RESIDENTIAL OR SIMILARLY NON-INTENSIVE USES AT LOW DENSITIES.
- V-58 INTENSIVE DEVELOPMENT, INCLUDING MULTIFAMILY HOUSING, HIGH DENSITY SINGLE FAMILY HOUSING, COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHOULD BE SERVED BY A PUBLIC WATER DISTRICT OR BY EXISTING CLASS 1 WATER SYSTEMS.
- V-59 AS AN ADDITIONAL REQUIREMENT FOR THE COMPREHENSIVE PLAN OF PUBLIC WATER SYSTEMS ON VASHON ISLAND, THE COUNTY SHALL ASK THAT INFORMATION BE INCLUDED ASSESSING THE ABILITY OF EXISTING AND POTENTIAL WATER SOURCES TO MEET ANTICIPATED POPULATION GROWTH. PLANNED EXPANSION OF THE WATER SYSTEM SHOULD BE PROHIBITED IF THE ANALYSIS REVEALS A RISK TO THE ADEQUACY OF SERVICE, INCLUDING QUALITY OF WATER BEING PROVIDED TO CURRENT USERS.
- V-60 KING COUNTY SHOULD GIVE SPECIAL ATTENTION WHEN REVIEWING BUILDING PERMITS, SHORT PLATS, SUBDIVISIONS, PLANNED UNIT DEVELOPMENTS AND REZONES TO ENSURE THAT EXTENSION OF WATER SERVICE TO NEW CUSTOMERS WILL NOT REDUCE SERVICE TO EXISTING CUSTOMERS BELOW MINIMUM STATE AND COUNTY STANDARDS.
- V-61 SPECIAL CONSIDERATION SHOULD BE GIVEN TO THE IMPACTS OF NEW DEVELOPMENT ON THE ISLAND'S GROUND WATER RESOURCES. THIS SHOULD

- APPLY TO MAJOR DEVELOPMENTS, DEVELOPMENT IN HIGH GROUND WATER RECHARGE AREAS OR DEVELOPMENT NEAR PUBLIC WATER SUPPLIES.
- V-62 THE SEATTLE-KING COUNTY HEALTH DEPARTMENT SHOULD GIVE SPECIAL ATTENTION WHEN ESTABLISHING SETBACKS FOR SEPTIC SYSTEMS AND OTHER POTENTIAL POLLUTION SOURCES TO PROTECT DOMESTIC WATER SUPPLIES.
- V-63 PERMIT DEVELOPMENT OF NEW PUBLIC WATER SOURCES ONLY IF IT CAN BE DEMONSTRATED THAT DEVELOPMENT OF THESE SOURCES WILL NOT ADVERSELY AFFECT EXISTING WATER SOURCES.
- V-64 FUTURE ADDITIONS TO OR CHANGES OF EXISTING TRANSPORTATION FACILITIES SHOULD PROVIDE EFFICIENT, ENVIRONMENTALLY SOUND TRANSPORTATION WHICH MAKES NEW AUTOMOBILE FACILITIES (ROADS, FERRIES, PARKING LOTS, ETC.) LESS NECESSARY.
- V-65 PUBLIC TRANSIT SHOULD BE ENCOURAGED IN EVERY POSSIBLE WAY.
- V-66 TRANSIT SERVICE SHOULD BE PROVIDED AMONG THE VARIOUS COMMUNITIES ON VASHON ISLAND.
- V-67 PARK-AND-RIDE LOT DEVELOPMENT BOTH ON THE ISLAND AND AT OR NEAR THE FERRY TERMINALS WHICH SERVE VASHON ISLAND (FAUNTLEROY, SOUTHWORTH, PT. DEFIANCE) SHOULD BE ENCOURAGED.
- V-68 DIRECT BUS SERVICE SHOULD BE PROVIDED TO MAJOR EMPLOYMENT CENTERS ON THE MAINLAND.
- V-69 PROVIDE A SAFE AND EFFICIENT SYSTEM OF COMMUTER AND RECREATIONAL ROUTES FOR BICYCLISTS, PEDESTRIANS, AND EQUESTRIANS.
- V-70 IDENTIFY AND MAINTAIN AN ISLAND-WIDE SYSTEM OF HIKING AND EQUESTRIAN TRAILS.
- V-71 STREET AND HIGHWAY IMPROVEMENTS SHOULD BE LOW-COST SAFETY AND MAINTENANCE PROJECTS WHEREVER POSSIBLE.
- V-72 TO RETAIN THE RURAL ENVIRONMENT, FOUR-LANE ROADS SHOULD NOT BE BUILT ON VASHON ISLAND.
- V-73 NEW ROADWAYS SHOULD NOT BE BUILT UNTIL OTHER VIABLE ALTERNATIVES HAVE BEEN IMPLEMENTED.
- V-74 HIGH-SPEED, PASSENGER-ONLY FERRY SERVICE TO VASHON ISLAND SHOULD NOT BE IMPLEMENTED.
- V-75 GREATER INCENTIVES SHOULD BE PROVIDED FOR PASSENGER TRAVEL VERSUS AUTO TRAFFIC ON THE FERRIES.
- V-76 FERRY SERVICE MUST BE RELIABLE SO THAT THE USER CAN MAKE CONNECTIONS WITH OTHER MODES OF TRANSPORTATION.
- V-77 FERRY SERVICE MUST BE MAINTAINED AT A LEVEL OF SERVICE WHICH MEETS THE REASONABLE NEEDS OF ISLAND RESIDENTS.

- V-78 THE IMPACT OF EXPANSION OF FERRY SERVICE, PARTICULARLY THE IMPACTS ON ROADS, NEIGHBORHOODS, ETC., MUST BE CONSIDERED CAREFULLY.
- V-79 TRAVEL TIME AND ECONOMIC INCENTIVES SHOULD BE PROVIDED TO CARPOOLS AND VANPOOLS.
- V-80 FURTHER DEVELOPMENT OF AIRPORT FACILITIES SHOULD BE DISCOURAGED, EXCEPT FOR EMERGENCY SERVICES.
- V-81 A PRIMARY CONSIDERATION IN ACQUIRING PARK SITES AND DEVELOPING RECREATIONAL FACILITIES ON VASHON ISLAND SHOULD BE THE NEEDS OF ISLAND RESIDENTS.
- V-82 FUNDS FOR DEVELOPING EXISTING PARKS SHOULD EMPHASIZE PASSIVE RATHER THAN ACTIVE RECREATIONAL FACILITIES SUCH AS HIKING TRAILS, PICNIC TABLES AND FISHING DOCKS.
- V-83 ADDITIONAL WATER-RELATED PARKS AND BEACHES SHOULD BE ACQUIRED ALONG THE SALTWATER SHORELINES OF VASHON-MAURY ISLANDS. THESE PARKS SHOULD BE RETAINED AS PASSIVE, NATURAL AREAS.
- V-84 ADDITIONAL PARK SITES SHOULD BE ACQUIRED IN THE ISLAND'S MOST ENVIRONMENTALLY SENSITIVE NATURAL AREAS. THESE SITES SHOULD BE RETAINED AS PASSIVE, OPEN SPACE AREAS ALLOWING ONLY THOSE USES THAT WOULD BE COMPATIBLE WITH SENSITIVE AREAS.
- V-85 A PUBLIC TRAIL SYSTEM SHOULD BE IDENTIFIED AND ENCOURAGED FOR PRESERVATION ON VASHON ISLAND.
- V-85a TRAILS ON VASHON SHOULD SERVE BICYCLISTS, EQUESTRIAN AND PEDESTRIAN USES.
- V-85b TRAIL SYSTEMS AT PARKS AND ON OTHER PUBLIC LANDS SHOULD BE ENCOURAGED ON VASHON ISLAND. TRAILS ON PUBLIC LANDS SHOULD BE OFFICIALLY RECOGNIZED AND PRESERVED.
- V-85c IF AND WHEN COUNTY AND STATE OWNED LAND ON VASHON IS LOGGED, TRAILS SHOULD BE PRESERVED FOR EQUESTRIAN AND PEDESTRIAN USE. IF POSSIBLE, AN UNLOGGED BUFFER ZONE SHOULD BE LEFT WHEN LOGGING OCCURS.
- V-85d VOLUNTARY DEDICATION OF TRAILS SHOULD BE ENCOURAGED WHEN LAND IS DEVELOPED FOR MORE INTENSIVE USES.
- V-85e TRAILS SHOULD PROVIDE MULTIPLE USES WHERE POSSIBLE, SERVING BOTH RECREATIONAL AND COMMUTER NEEDS.
- V-85f TRAIL CORRIDORS ON VASHON SHOULD BE ESTABLISHED AND DESIGNED BASED UPON THE FOLLOWING CRITERIA:
 - 1) CONNECT PARK AND OPEN SPACE AREAS:
 - 2) PROVIDE ACCESS TO SHORELINE AREAS, PARTICULARLY PUBLIC PARKS;
 - 3) INCORPORATE VIEWS AND OTHER SPECIAL FEATURES OF SCENIC, HISTORIC, OR ARCHAEOLOGICAL INTEREST;

- 4) TRAVERSE DEVELOPMENT LIMITATION AREAS WHERE NOT INCOMPATIBLE WITH HAZARDOUS OR FRAGILE NATURAL AREAS;
- 5) FOLLOW STREAMBANKS AND RAVINES,
- 6) FOLLOW UNDEVELOPED RIGHTS-OF-WAY OR ALONGSIDE EXISTING ROADS: AND
- 7) PROVIDE ACCESS TO AND CONNECT SCHOOLS.
- V-86 A BOAT LAUNCH SITE SHOULD BE ACQUIRED AND DEVELOPED AT THE NORTH END OF VASHON ISLAND AND POSSIBLY ON THE WEST SIDE.
- V-87 KING COUNTY SHOULD RETAIN HISTORICAL NAMES FOR VASHON ISLAND PARKS AND CONSULT THE COMMUNITY BEFORE NAMING NEW PARKS.
- V-88 IF A MARINA IS CONTEMPLATED ON VASHON DURING THE SIX TO TEN YEAR LIFE OF THE PLAN, IT SHOULD BE ESTABLISHED ON THE OUTSIDE PERIMETER OF THE ISLAND, OR IF IN QUARTERMASTER HARBOR, SOUTH OF SOUTHWEST 256TH STREET IF EXTENDED.
- V-89 KING COUNTY SHOULD EXPLORE OPTIONS FOR TRADING THE NORTHEAST VASHON (WINGHAVEN) PARK SITE FOR ANOTHER WATERFRONT SITE ON THE ISLAND.

APPENDIX C

SELECTED KING COUNTY COMPREHENSIVE PLAN POLICIES

- E-304 Land uses on steep slopes should be designed to prevent property damage and environmental degradation, and enhance greenbelt and wildlife habitat values.
- E-305 As slope increases, development intensity, site coverage and vegetation removal should decrease to mitigate problems of drainage, erosion, siltation and landslides. Slopes of 40 percent or more should be retained in a natural state, free of structures and roads.
- E-306 Severe landslide hazard areas should be free of development and roads.
- E-307 In areas subject to erosion hazards, native ground cover should be retained or replaced after construction, special construction practices should be used, and allowable site coverage may need to be reduced to prevent erosion and sedimentation. Limitations on the time when site work can be done may also be appropriate.
- E-311 Water quality should be protected and enhanced. Land use plans and land development should preserve the amenity and ecological functions of water features.
- E-327 Development within designated Shoreline Environments should:
 - a. Preserve the resources and ecology of the water and shorelines;
 - b. Avoid natural hazards;
 - c. Promote visual and physical access to the water; and
 - d. Preserve navigation rights.
- E-328 Wetlands important for flood control, drainage, water quality, aquifer recharge, visual or cultural values or habitat functions should be preserved or enhanced.
- E-329 New development adjacent to a Unique/Outstanding or Significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into Significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland's functions.
- E-330 Water level fluctuations in wetlands used as storm water detention sites should be similar to the fluctuations under natural conditions, unless plants and animals in the wetland can adapt to new levels.
- E-331 Public access to wetlands for scientific and recreational use is desirable when sensitive habitats are protected. Careful planning to access trails, for example, can allow public enjoyment of wetlands while preventing safety and environmental problems.
- E-332 Development on existing or former wetlands should occur only after careful soils analysis shows that construction measures can successfully mitigate potential hazards of unstable soil and drainage problems.

- E-337 Ground water recharge areas should be identified and protected to ensure that ground water resources are protected from potential pollution.
- R-215 In Rural Areas, the maximum overall density should be one unit per five acres. Community plans may propose areas where lower densities (one unit per ten acres) may be appropriate.
- R-216 Community plans may locate densities of one unit per 2.5 acres in Rural Areas where the following criteria are met:
 - a. A density higher than one unit per five acres already exists;
 - b. Soil conditions are able to handle the cumulative longterm impacts of onsite sewage disposal without adverse impacts to ground and surface waters; and
 - c. Public water supply is available to serve the area.
- R-218 In Rural Areas, existing lots below five acres in size may still be developed, provided applicable standards for sewage disposal, water quality, roads and rural fire protection can be met.
- R-219 Residential development within Rural Activity Centers and their planned expansion areas should have a range similar to that permitted in Urban Areas when adequate facilities and services exist or can be made available as needed.
- R-220 Nonresidential uses in Rural Areas that are primarily residential should be limited to those that:
 - a. Do not result in heavy traffic, noise, smoke or other significant adverse impacts; and
 - b. Do not require public services beyond those appropriate in Rural Areas; and
 - c. Provide convenient local services for nearby residents; or
 - d. Require location in a Rural Area residential community (for example, some utility installations).
- R-221 Farming and forestry are favored and permitted uses in Rural Areas. Agricultural and silvacultural management practices should not be construed as public nuisances when carried on in a reasonable manner and in compliance with any applicable public regulations, even though they may impact nearby rural residences.
- R-311 Where the allowed average density is three units per acre or greater (Urban Areas and Rural Activity Centers), residential developments should include the following improvements:
 - a. Paved streets, curbs and sidewalks or paved walkways;
 - b. Adequate off-street parking;
 - c. Street lighting:

- d. Adequate storm drainage control;
- e. Public water supply; and
- f. Sanitary sewers.
- R-314 In Rural Areas outside Rural Activity Centers, residential development should include the following improvements:
 - a. Local access streets improved to a standard that allows year-round access for service and emergency vehicles, and controls dust and drainage;
 - b. Public water supply or private water system approved by the King County Public Health Department; and
 - c. On-site sewage disposal designed for long-term performance. Community systems may be considered for clustered development.
- CI-501 Rural Activity Centers serve as the activity centers for Rural Areas and should include several or all of the following land uses:
 - a. Retail stores and services intended to serve the surrounding Rural Area population and to provide supplies for resource industries;
 - b. Residential development, including single family housing on small lots as well as multifamily housing and mixed use developments; and
 - c. Other commercial and industrial uses, including commercial recreation facilities, resource based industries and light industry.
- CI-503 Location of new uses in Rural Activity Centers should be based on the following principles:
 - a. Uses with similar needs and impacts should be grouped so access, utilities and other services can be shared;
 - b. Compatibility between land uses within and adjacent to Rural Activity Centers should be enhanced through landscaping, building placement, traffic control and other measures to reduce conflicts; and
 - c. Rural Activity Centers should be compact to encourage pedestrian travel; safe pedestrian routes should link retail stores and services.
- CI-505 Commercial and industrial developments in Rural Activity Centers should provide the following minimum improvements as development occurs:
 - a. Paved streets and improved walkways;
 - b. Off-street parking for employees and visitors;
 - c. Landscaping for walkways, streets and parking areas, to provide an attractive appearance;
 - d. Provisions for drainage control;

- e. Public water supply, or private supply adequate to meet applicable health and commercial fire flow standards:
- f. Adequate wastewater disposal; and
- g. Combined and controlled access to arterials and intersections to reduce congestion and assure smooth traffic flow.
- CI-506 Industrial development should include adequate on site loading and docking facilities, and turning areas for large vehicles and equipment as needed, to prevent traffic disruptions in Rural Activity Centers.
- CI-507 Adequate roads, intersection improvements, right-of-way utilities needed in conjunction with new development should be assured before construction proceeds in Rural Activity Centers.
- Cl-601 Rural Neighborhood Centers should maintain approximately their existing size.
- CI-602 In Rural Neighborhood Centers, density of mixed use development should be based on the capacity of sewage disposal systems, and capacity and adequacy of local rural roads.
- CI-603 In Rural Areas, developments within Rural Neighborhood Centers should provide the following improvements:
 - a. Access to a collector arterial:
 - b. Local access streets, if needed, improved to a standard that allows year-round access for service and emergency vehicles, and controls dust;
 - c. Provisions for storm drainage control;
 - d. Public water supply, or private water supply adequate to meet applicable health and commercial fire flow standards;
 - e. On-site sewage disposal designed for long-term performance; and
 - f. Adequate off-street parking.
- RL-308 King County should offer incentives to conserve farmlands outside of Agricultural Production Districts. When permanent conservation of a parcel of farmland is assured, adjacent land uses, utilities and transportation should be designed to minimize conflicts with farming.
- RL-309 Agriculture should be managed to maintain water quality, protect fisheries and prevent erosion of valuable agricultural soils.
- RL-408 Prior to completion of the Mineral Resources functional plan, proposals for extractive operations or activities will be permitted through the zone reclassification or unclassifed use process when consistent with the purposes of Policies RL-401, RL-403, RL-405 or RL-406, RL-407; and RL-409 through RL-418.
- F-309 Service level standards for water supplies should assure water quality, adequate domestic supplies and urban fire flow levels in Urban Areas, urban portions of

Transitional Areas and in Rural Activity Centers. Rural Area service level standards must assure water quality and domestic supply, and fire flow consistent with low rural residential densities.

- HS-102 King County should encourage land uses that retain or enhance the historic or scenic setting of landmarks, landmark sties or districts.
- HS-103 New development in and adjacent to landmark districts should enhance the historic features of the district and should be compatible with the scale of the district whenever possible.
- HS-104 New development affecting historic landmarks, landmark sites, districts or archeological sites in King County should retain and enhance historic features to the greatest extent possible.

APPENDIX D

LANDSCAPING GUIDELINES (From King County Landscaping Ordinance 5003)

A landscaping ordinance (Ord. No. 5003) was adopted by the King County Council in July, 1980. These landscaping and screening guidelines are from the text of the landscaping ordinance. The guidelines for buffering between different land uses, landscaping along street frontages, and landscaping in parking lots are summarized below. The guidelines apply to new multifamily residential, business/commercial and industrial development. They are to be used in site plan P-suffix review, in rezone classification, PUD and subdivision review, and when reviewing commercial and industrial building permits.

Buffers Between Different Land Uses and Zones

The following table sets forth the type and width of landscaping required along side and rear property lines not abutting public streets:

	Proposed Use Mobile Home Park, Multifamily,	Adjacent Zoning RS or S	Type of Landscaping* and objective Type II	Min. Width of Planting Area 20'
••	(RM except RM used for office and Townhouse)		Visual Buffer	
2.	Mobile Home Park, Multifamily and Townhouse	RMHP, RM, RT, or RD, Public or Institutional uses.	Type III See-through Buffer	5'
3.	Office in RM zones	RS, RD, RM or S (except RM used for office)	Type II Visual Buffer	10'
4.	Office in RM zones	Office (RM used for office only), Public or Institutional uses.	Type III See-through Buffer	5'
5.	Business/Commercial, Public or Institutional uses (except in an M Zone)	RS or S	Type I Screen	30'
6.	Business/Commercial, Public or Institutional uses (except in an M Zone)	RM, RT, or RD, Public or Insti- tutional uses.	Type I Screen	10
7.	Industrial (M-L, M-H, M-P Q-M)	R or S, Public or Institutional uses.	Type I Screen	20'
8.	Industrial (M-L, M-H, M-P, Q-M)	BN, BC, CG, or G	Type II Visual Buffer	10'

^{*}See descriptions of types of required landscaping below.

Landscaping Along Street Frontage

The following landscaping is required adjacent to all street and highways, as defined in the King County Comprehensive Plan, except where permitted structures and driveways are proposed. In all cases, driver visibility must be maintained and sight obstruction avoided for safety.

	Proposed Use	Type of Street or Highway	Type of Landscaping* and objective	Min. Width of Planting Area
1.	Residential (RS, RD, RM, RMHP, or RT)	All arterials and local access streets	Type III See-through Buffer	20'
2.	Business/Commercial (BN, BC, CG) and Industrial except Manu- facturing Park (ML, MH)	All arterials and local access streets	Type 111 See-through Buffer	8'
3.	Manufacturing Park (MP)	All arterials and local access streets	Type 111 See-through Buffer	25'
4.	Quarrying and Mining (QM)	All arterials and local access streets	Type 11 Visual Buffer	25'
5.	All Multifamily Town- house/Mobile Home Park (RM, RMHP, RT) Business/Commercial (BN, BC, CG) and Industrial (ML, MH, MP, QM) uses	Freeways	Type II Visual Buffer	25'

^{*} See descriptions of different types of required landscaping below.

Landscaping in Parking Lots

Type IV Landscaping (Open Area Landscaping) shall be provided within all surface (open air) parking lots, as follows:

- At least three percent of the parking area, excluding any other required landscaping, shall be utilized for landscaping when said areas exceed thirty parking stalls;
- At least one tree for every five spaces shall be provided, to be reasonably distributed throughout the parking lots;
- 3. No parking space shall be more than sixty feet from some landscaping;
- 4. Permanent curbs and/or structural barriers shall be provided to protect the plantings from vehicle overhang;
- 5. A minimum of forty percent of the trees shall be evergreen; and
- When the ground elevation of the site exceeds 600 feet above sea level, the above requirements may be waived by the manager (BALD) to facilitate snow removal.

Descriptions of Types of Landscaping

These descriptions are for the Type I, II, III and IV landscaping discussed above.

- 1. Type I: Screen. Type I landscaping shall generally consist of a mix of predominantly evergreen plantings including living trees, shrubs and ground covers. Evergreen trees shall be a minimum height of four feet at time of planting. Plantings shall be spaced so as to grow together within three years sufficient to obscure sight through the barrier. The entire planting strip shall be landscaped; however, those plantings used to achieve the sight obscuring screen shall cover at least five feet of the width of the strip and shall be located farthest from the property line. Existing vegetation, architectural barriers, (including walls, planters, and fences) or grading (with a maximum slope of 3:1) may be incorporated into the landscape design provided they contribute to achieving the intent of this paragraph.
- 2. Type II: Visual Buffer. Type II landscaping shall consist of a mix of evergreen and deciduous plantings including living trees, shrubs and ground covers. Plantings of shrubs and ground covers shall be chosen and spaced to result in a total covering of the landscape strip. Shrubs shall be of a type that achieve a height of approximately six feet within three years and effectively screen views along the length of the planting strip. Deciduous trees shall have a minimum trunk diameter of one and three-quarters inches at time of planting. Evergreen trees shall be a minimum four feet tall at time of planting. All trees shall be spaced at intervals resulting in touching of branches after ten years of normal growth. Trees shall be staggered in two or more rows when the minimum width of the landscaping strip is twenty feet or more. Existing vegetation, architectural barriers or grading (with a maximum slope of 3:1) may be incorporated into the landscape design provided they contribute to achieving the intent of this paragraph.
- 3. Type III: See-through Buffer. Type III landscaping shall consist of a mix of evergreen and deciduous plantings including living trees, shrubs and ground covers. Plantings of shrubs and ground covers shall be chosen and spaced to result in a covering of the landscape strip within three years. Deciduous trees shall have a minimum trunk

diameter of one and three-quarter inches at time of planting, and be spaced so as to result in touching of branches after ten years of normal growth. Evergreen trees shall be a minimum of four feet tall at time of planting and spaced so as to result in a space between trees approximately equal to the mature spread of the trees used. Existing vegetation, architectural barriers, or grading (with a maximum slope of 3:1) may be incorporated into the landscape design provided they contribute to achieving the intent of this paragraph.

4. Type IV: Open Area Landscaping. Type IV landscaping shall consist of canopy-type deciduous trees or spreading evergreen trees planted in wells or strips, with a mix of living evergreen and deciduous ground covers and low shrubs. Shrubs shall be of a type that do not exceed a height at maturity of three to four feet. Planting wells or strips shall be a minimum of sixty-four square feet in area, with the narrowest dimension not less than eight feet. Deciduous trees shall be a minimum of ten feet tall or have a minimum trunk diameter of one and three-quarter inches at time of planting. Evergreen trees shall be a minimum of four feet tall at time of planting. Existing vegetation, architectural barriers, or berms may be incorported into the landscape design provided they contribute to achieving the intent of this paragraph.

APPENDIX E

GUIDELINES FOR RESIDENTIAL DEVELOPMENT AT THE TOWN OF VASHON

The following guidelines supplement existing County standards for residential development. These additional guidelines are to be used by the County when evaluating residential development permits within the Vashon sewer local service area.

Future multifamily building permits, rezones, subdivisions, and short subdivisions are subject to the following guidelines:

- Class 1 water service shall be provided and shall be adequate to serve the proposed development without reducing service to existing customers below minimum State and County standards. (See Policy V-60, Appendix B.)
- 2. Multifamily density shall be limited to 12 dwelling units per acre in all rezones to RM-2400-P except rezones for elderly housing projects or low/moderate income housing. (See policies V-12, V-13, V-14, Appendix B.)
- To minimize the visual impacts of multifamily housing along the Island's public roads, parking areas or outside storage facilities shall not be allowed within the required road setback.

APPENDIX F

GUIDELINES FOR COMMERCIAL DEVELOPMENT

The following guidelines supplement existing County standards for commercial development. They are to be used by the County when evaluating commercial rezone requests or development permits at the Town of Vashon and Burton.

Town of Vashon

Future commercial building permits and commercial rezones within the areas designated potential BR-C or C-G should be subject to the following criteria:

- Sites rezoned for commercial uses during the life of the Plan should be developed for those uses. In order to ensure that sites are developed in a reasonably expeditious manner, conditional rezones should be required. This would be implemented through the use of a P-suffix. As part of the P-suffix conditions, the zoning would become effective only if site plans were approved within a designated period set by the County Council at the time of reclassification.
- 2. In addition to meeting the existing King County water and fire flow requirements, Class 1 water service shall be provided and shall be adequate to handle the proposed development without reducing service to existing customers below minimum State and County standards. (See Policy V-60, Appendix B.)
- When providing transportation access to the site, access points along the Vashon Highway and 176th Avenue S.W. should be consolidated and limited in number.

Any rezone that does not meet all of the above criteria should be considered inconsistent with the Community Plan.

Burton (See Policy V-22, Appendix B.)

A total area of up to 2 acres contiguous with Burton's business district could be rezoned to BR-N-P if and only if all of the following criteria are met:

- Sites rezoned for commercial use at Burton during the life of the Community Plan should be developed for those uses. In order to ensure that sites are developed in a reasonably expeditious manner, conditional rezones should be required. (See discussion under Guidelines for Commercial Development, Town of Vashon #1.)
- 2. A wastewater disposal system which meets the Health Department's approval would be required. The wastewater disposal system could be either (a) an acceptable community or alternative septic system or (b) approval of individual septic systems. Residential densities should be limited to less than three housing units per acre through a P-suffix. This is the maximum density allowed without public sewer service. (See King County Comprehensive Plan policy R-311, Appendix C.)
- Class 1 water service shall be provided and shall be adequate to serve the proposed development without reducing service to existing customers below minimum State and County standards. (See Policy V-60, Appendix B.)
- 4. Consistency with the existing character of development should be considered, particularly if Burton is designated as a historic district. A Burton Historic District is

proposed in the King County Historic Sites Survey. This Plan also recommends nominating the Burton Historic District to the State and possibly to the National Register of Historic Places. (See P-suffix for Historic Sites, pages 49-50, Vashon Community Plan.)

Any rezone that does not meet all of the above criteria should be considered inconsistent with the Community Plan.

APPENDIX G

GUIDELINES FOR INDUSTRIAL DEVELOPMENT

The following guidelines supplement existing County standards for industrial development. They are to be used by the County when evaluating industrial rezone requests or development permits within the area identified for further industrial development (potential M-P).

- Sites rezoned for industrial use during the life of the Community Plan should be developed for those uses. In order to ensure that sites are developed in a reasonably expeditious manner, conditional rezones should be required in the potential industrial area. This would be implemented through the use of a P-suffix. As part of the P-suffix conditions, the zoning would become effective only if site plans were approved within a designated time period set by the County Council at the time of reclassification.
- 2. Given the rural character of Vashon and the limited employment force, future industrial uses will generally be small-scale, light industry. The Plan does not envision large scale industrial uses (employing more than 50 people or developments over 10 acres in area). For proposed large scale industrial developments, a study such as an environmental impact statement should be undertaken to ensure that there is no major negative impact on the community.
- 3. Surrounding uses, particularly residential, should be buffered from industrial development by landscaping, architectural barriers and/or required setbacks. Adequate buffering is especially important since industrial uses may be located adjacent to multifamily and single family residential development. In addition to required landscaping, where industrial development abuts areas zoned for residential use, a setback of 100 feet from residential property lines should be required. The application of this setback should be reviewed on a case-by-case basis. This requirement should not be imposed when this setback would make a lot unbuildable due to its shape or size.
- 4. In addition to meeting existing King County water and fire flow requirements, Class 1 water service should be provided and should be adequate to handle the proposed development without reducing service to existing customers below minimum State and County standards. (See Policy V-60, Appendix B.)
- Parking areas or outdoor storage should not be allowed within the required zoning setback along all public roads.
- 6. The following should apply to properties along the Island Highway (99th Ave. SW) only:
 - a. All new buildings should be required to set back a minimum of 100 feet from the highway. The purpose of this requirement is to minimize strip development along the highway. A P-suffix should be applied to these properties at the time the M-P zoning is granted to ensure that this condition is met. (This requirement would not apply to any existing structures.) Existing County regulations also require a 25' landscaping strip.
 - Joint access and combined access along 99th Ave. SW should be encouraged.
 All industrial properties along 99th Ave. SW should be required, when possible,

to provide right-of-way for future access off 103rd Ave. SW, minimizing the number of access points along the highway (see map showing proposed access on p. 27 of the Plan). When 103rd Ave. SW is constructed, access off this road is encouraged rather than off the highway. The development of this road is not included on the Plan's list of recommended transportation capital improvement projects. The construction of 103rd Ave. SW should occur through road establishment procedures when the land is developed.

7. All new industrial uses shall develop on sewers. For manufacturing areas outside of the current local service area (LSA) an LSA boundary adjustment would be required. The criteria for this adjustment are found in policy F-316 of the 1985 King County Comprehensive Plan (Appendix C).

Any rezone that does not meet all the above criteria should be considered inconsistent with the Community Plan.

APPENDIX H

GUIDELINES FOR HISTORIC SITES ON VASHON ISLAND

These guidelines establish a process for reviewing the impact of development proposals or the proposed demolition of historic sites. They are implemented by the P-suffix applied to historic sites in the Area Zoning. They will be used until the sites are formally designated as County landmarks and following the designation of County landmarks the guidelines will supplement the Landmarks Preservation Ordinance, providing a specific interpretation for historic sites on Vashon Island.

The Community Plan specifies that the following procedure be applied to all development proposals or demolition permits which could affect historic sites identified in the Area These sites are shown on the map on page 56, Vashon Zoning with a P-suffix. Community Plan. Any site identified in the future which meets the criteria for National, State or County designation will also be subject to this procedure.

The procedure is:

- An environmental checklist will be prepared for all historic properties identified by a P-suffix. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determination and environmental impact statement requirements of the State Environmental Policy Act.)
- All permit applications and site plans for a development proposal or demolition permit shall be circulated to the County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, or new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.

At a minimum, the information circulated to the Historic Preservation Officer must include:

- a vicinity map; a.
- a site plan showing the exact location and extent of any excavations;
- a brief description of the project together with available information on any previous ground disturbance and any exterior alterations to structures over 30 years old:
- photographs of all structures on the site over 40 years old; and d.
- an environmental checklist.
- The Historic Preservation Officer will provide information about grant assistance and tax incentives for historic preservation. He/she could also provide the owner, developer or other interested party with examples of comparable projects when historic sites have been restored or treated on a profit-making basis.
- In the event of a conflict, the Historic Preservation Officer will suggest alternatives to the owner/developer which achieve the goals of historic preservation.
- The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Manager of Building and Land Development Division.
- At his/her discretion, the Historic Preservation Officer may propose that a site be considered for County landmarks designation according to procedures established in the Landmarks Ordinance (No. 4828).

- A. riparian areas
- B. freshwater wetlands
- C. streams
- D. old growth forest
- E. mature forest
- F. intertidal wetlands

III. Game and Recreation Species Habitats

- A. riparian areas
- B. freshwater wetlands
- C. streams, lakes, ponds
- D. old growth forest

The definitions for the wildlife habitat types listed above are included in the following. (The definitions were provided by Susan Cooley of the Washington State Department of Game).

Old Growth Forest

Old growth douglas fir forest is now rare in western Washington. Trees of 150 years and greater are found in old growth forest. Old growth is also characterized by many stages of tree regrowth, dead trees and snags, and by openings in the forest. Old growth forest supports some species such as Spotted Owl not found in any other habitats, and is preferred by many other species including deer because of its variety and numerous edges. [Edges are the interface between two habitats (a forest and a meadow). Edges are known to have higher populations and variety of wildlife than each of the habitats alone.] It is possible that several of the habitats on Vashon have old growth forest areas.

Mature Forest

Mature forest is found over much of the Island. Large trees of all types form a fairly dense forest. Trees are generally the same age. Mature forest provides good habitat for many wildlife species. Mature forest next to the water makes good nesting and perching sites for Bald Eagles and Great Blue Herons.

Riparian Areas

Riparian vegetation is made up of plants which depend on lakes, ponds, and streams. It forms a border along ground water bodies which varies in width depending on the topography and water table. Alder, willow, maple, red cedar, and blackberry are common riparian plants. Riparian vegetation is highly valuable for wildlife for several reasons: 1) the vegetation, because of the presence of water, is extremely lush -- it provides excellent food and cover for wildlife; 2) riparian vegetation has many edges which maximize wildlife diversity and populations; 3) riparian vegetation forms a corridor for wildlife movement from one habitat to another. Riparian vegetation is now classified as rare by wildlife agencies, because it has been lost to such a great extent.

Intertidal Wetlands

Intertidal wetlands are those areas exposed and covered by the tides. They include salt marshes, brackish marshes and swamps, tideflats, eelgrass beds and rocky shorelines. Intertidal wetlands are the basis for all marine life. As intertidal areas decrease, so does the marine life dependent on them including fish, shellfish, shorebirds and waterfowl.

Intertidal wetlands have been reduced substantially in Puget Sound because of marina and port development. However, they are extremely valuable and should be carefully managed.

Salt marshes are vegetated areas that are periodically flooded by tides. Vegetation found in salt marshes depends on how often they are covered by saltwater. On Vashon, salt marshes are found at Pt. Heyer, Fern Cove, and a brackish water marsh is found at Portage.

Eelgrass is a grass-like plant that grows in tideflats. It is exposed at low tides. Smelt spawn in eelgrass; dungeness crabs feed and breed in eelgrass, Black Brants and other shorebirds eat eelgrass. Eelgrass is habitat for food eaten by juvenile salmon. Eelgrass beds are found at various areas around Vashon, indicated by the surf smelt spawning locations.

<u>Tideflats</u> is a general term for mud and sand areas affected by the tides - from high to low tide. They are habitat for shellfish, worms and other small marine animals.

Freshwater Wetlands

Freshwater wetlands include fresh marshes, swamps, and bogs. Wetlands are defined as areas which have standing water for all, or part, of a year. Plants commonly found in wetlands are sedges, rushes, logepole pine, red cedar, cattails, spirea, and willow. Wetlands are becoming scarce in western Washington as we continue to fill them in for other uses. Several high quality wetlands are found on Vashon. They are among the most productive habitats known.

<u>Fresh marshes</u> are wetlands without any shrubbery vegetation. Cattails, sedges and rushes are common marsh plants. Because fresh marshes form an "edge", and because they provide water, many wildlife species use them.

Fresh swamps are wetlands which have shrubs and trees. Common plants include spirea, willow, cattails, red cedar, lodgepole pine, cotton-wood and skunk cabbage. Swamps are varied habitats -- they may have marshes within them. Again, because of their "edges" and water, swamps are very productive wildlife habitats.

Bogs are very special habitats, usually identified by the presence of Sphagnum moss. The Sphagnum floats on the surface of standing water. Other unusual plants found in bogs are sundews (carnivorous plants), orchids, and pygmy trees. Many bogs in western Washington have been mined for peat moss. The bog on Vashon (Whispering Firs) is no exception. However, Whispering Firs bog is still a high quality area.

Streams, Lakes and Ponds

Streams, lakes and ponds support fish, provide water for wildlife, and generally support luxurious plants in and around their shores which makes excellent habitat. Vashon has several large streams used by salmon and steelhead and many small streams have cutthroat and rainbow trout. Lakes and ponds on Vashon which are undisturbed are valuable pockets of wildlife habitat.

1a NETTLE CREEK RAVINE

1b UPPER NETTLE CREEK

2 FERN COVE

Potential Habitat for Endangered or Threatened Species

Yes, in riparian areas bordering the stream.

In the riparian areas bordering the intertidal wetlands.

Potential Habitat for Diminishing Species

Yes, in mature forests of the ravine and in riparian areas bordering the stream.

Yes. In riparian areas and mature forest areas and in several freshwater wetlands, including marshes and swamps that occur along the stream course.

Yes. In the intertidal wetlands, which include a salt marsh, tide flats and off-shore grass beds.

Potential Habitat for Game and Recreational Species

Yes. Same as above.

Same as above. Yes. Same as above. addition the stream itself and

associated ponds support these

Yes.

Yes.

Habitat Suitable for Urban Education and Passive Recrea-

Yes.

Yes. There is good access to the area.

Yes.

Habitat is Unique, Rare, or has Unusual Feature(s)

Yes. Western Red Cedar and Douglas Fir 3 feet in diameter are found in this ravine. Also, the stream supports dromous fish. ana-

Yes. Undisturbed salt marshes are becoming rare in the Puget Sound area.

Plant and Animal Community is Diverse

Yes.

Yes. This area supports many species of birds and small mammals.

Site is Free From Disturbance

Relatively free from disturbance except upper portions where roads and homesites occur.

No. Some portions of this area are disturbed by logging, No. housing and roads.

Yes. Relatively free from disturbance except for the two homes in the area.

Site is Viable

Upper disturbed portions are moderately viable. Lower undisturbed portions have high viability.

Yes. Highly viable.

Site is Defensible

Yes. Steep hillsides of the ravine form a natural barrier to intrusion as does existing native vegetation.

Yes, if native vegetation is retained along the stream course.

Yes. Surrounding forests and hillsides protect this area.

Additional Notes:

Nettle Creek ravine represents the largest and one of the more topographically distinct ravines on Vashon Island. According to Betty Roderick of the State Department of Game, "The plant community is mixed deciduous-coniferous is mixed deciduous-coniferous vegetation with predominantly red alder and bigleaf maple along the creek and red elderberry, salmonberry, lady fern and horsetail in the understory. The steep hill-sides support western red-cedar, western hemlock and Douglas fir (a few trees cedar, western hemlock and Douglas fir (a few trees reaching 3 feet in diameter) with red elderberry, salmonberry, sword fern and lady fern dominating the understory. Some huge stumps with springboard scars indicate selective logging around the turn of the century. A direct road now runs along the creek to homesites in the upper drain-age. The creek derives its age. The creek derives its name from an historic cedar shake mill. It has a cobble-lined creekbed about 5 feet wide that fans into a large mud delta with a small salt-marsh at the mouth. The mixed conifer-hardwood mixed conifer-hardwood community is a good habitat for common forest birds, squirrels, chipmunks, deer, salamanders and tree frogs."

The creek itself is identified in the County's Sensitive Areas Map Folio as supporting anadromous fish. According to Bob Pfeifer of the State Department of Game the creek provides outstanding potential for sea-run cutthroat

and Coho.

Additional Notes:

Fern Cove represents one of Fern Cove represents one of the few undisturbed coves with a salt marsh on the Island. According to Betty Roderick of the State Department of Game, "This cove, at the mouth of Shinglemill (Nettle) Creek has a small saltmarsh and extensive mudflats. The low marsh is predominantly saltmarss with a mudflats. The low marsh is predominantly saltgrass with a small amount of pickleweed and sedges and beachgrass dominate the high marsh. At low tide eelgrass and algae clings to mussels spread abundantly across the mudflats. Common seabirds and shore-birds frequent this cove including an occasional rare visitor such as an immature snow goose observed in July. This area is likely feeding ground for migrating black brant."

WHISPERING FIRS BOG

Yes. Same as above.

4 BANKS ROAD MARSH

5 ISLAND CENTER MARSH

Potential Habitat for Endangered or Threatened Species

ishing Species

Yes. In the freshwater wetland, which is a bog, and the surrounding mature forests.

Yes. In riparian areas bordering the wetland, a freshwater marsh, and in the marsh itself.

Yes. Same as above. Also extensive areas of open water are important for these spe-

Yes. Provides a good example of the early successional stages of a marsh and supports a great diversity of aquatic wildlife. Has go od access.

Yes. Is the largest freshwater marsh on Vashon and quaking aspens are found at this site.

Yes. This area supports many species of birds and small mammais.

Yes. This site is basically intact except for a road which touches its southern border.

Yes. High viability.

If a buffer of native Yes. vegetation is retained around the edge of this wetland.

Additional Notes:

This freshwater wetland is the largest on the Island. According to Betty Roderick of the State Game Department, "This 10 acre pond/marsh is in "This 10 acre pond/marsh is in an early stage of succession retaining nearly its entire basin in open water year-round. However, during late summer pondweed growth and summer pondweed growth g extensive. Spirea, sedges, and rushes invade the shallow areas and the pond is ringed with willow and alder with quaking aspen occurring in a few spots. A large, semi-mature stand of A large, semi-mature stand of mixed conifers to the north of the pond provides excellent habitat for many forest animals while the wetland supports aquatic dependent species. This pond was the site of a mink farm many years account. cies. This pond was the site of a mink farm many years ago and some of them may still reside here. The pond is teeming with birds year-round, exhibiting the typical seasonal changes in wetland species. The uncommon, graceful whistiling swan rests and feed here during migration. The combination of these two habitat types makes a superb natural area and study site." Yes. In riparian areas bordering the wetland, a freshwater marsh, and in the marsh itself. Also in areas of mature forest adjacent to riparlan areas.

Same as above. Also, existing open water areas are important to these species.

Yes. It provides an example of a marsh in its late successional stages.

Yes. It is an enclosed marsh. Lodgepole pine are present.

Yes.

Relatively free from Ves yes. Relatively free from disturbance. The area is undeveloped but some disturbance has occurred from dirt bike use.

Yes. High viability.

If the native forest Yes. surrounding this area is re-

Additional Notes:

"This wetland, in a more advanced state of succession, is separated into two parts by higher ground supporting willows, aspen and tall grasses. The west half retains some open water during summer but spirea and willow are gradually encroaching. The east half is entirely covered with shrubs, primarily spirea and wild rose. Willow, aspen and cottonwood circle the wetland with a mixed hardwood-confer upland community. A cluster of different-aged lodgepole pine occurs at the south end; it is undetermined whether these were planted or are an uncommon remnant species. The surrounding area is un-developed but there is con-siderable trail use by dirt bikes and horse riders. It appears to be excellent habitat for aquatic-associated wildlife and deer because of the forest cover and open shurb area for browsing. Great blue herons feed in all of these wetlands." (Betty Roderick, State Department of Game.)

Potential Habitat for Dimin-

Potential Habitat for Game and Recreational Species

Habitat Suitable for Urban

Education and Passive Recrea-

Habitat is Unique, Rare, or has

Unusual Feature(s)

Yes. Excellent opportunity to view the flora and fauna of a

Yes. Relatively undisturbed bogs are rare in western King County. This is the only true bog on Vashon and a good example of a "Pygmy Forest."

Plant and Animal Community is Diverse

Site is Free From Disturbance

Site is Viable

Site is Defensible

intact and is highly viable. Yes. The existing native forest protects most of the bog but some additional buffering is

Relatively free from distur-bance. However, past logging and some peat mining have

disturbed part of the bog and the presence of residences nearby is also a partial distur-

bance. Yes. The site remains mostly

Additional Notes:

needed.

This is the only true bog known to occur on Vashon Island. According to Richard Walker of the University of Washington, "The bog condition of this wetland depicts the most advanced stade of the most advanced stage of pond succession. Less than 1/4 of this 4 acre bog is in open water during the wettest part of the year. Most of the area is occupied by nearly continuous cover of Labrador tea, with scattered hemiock trees from 3 to 9 feet tall trees from 3 to 9 feet tail and occasional redcedar trees of similar size. These confiers have the aspect of a pygmy forest and are likely older than they appear. Large logs criss-cross the bog which allow observation of the vegetation observation of the vegetation mats and active sphagnum moss. The surrounding area contains a few residences and has been selectively logged, however, several sizeable hemhowever, several sizeable neminick and Douglas fir remain. Some fencing and grazing has occurred but the area still retains enough of its natural character to make it a special habitat and study area for Zone could be established around the bog and it was left undisturbed the characteristic undisturbed the characteristic forest vegetation would re-generate." (Excerpted from a report by Richard B. Walker, Prof. of Botany, University of Washington, Seattle, 2/26/78.)

7 NORTH KLAHANIE SHORE

Yes. In mature forests adjacent to tidelands.

8 ELLISPORT CREEK RAVINE

9 TRAMP HARBOR CREEK

in riparian areas and mature forests adjacent to the stream.

Potential Habitat for Diminishing Species

Potential Habitat for Endan-

gered or Threatened Species

In mature forests and intertidal wetlands, in this case eelgrass beds.

Yes. In mature forest areas. Yes. Same as above. Also in a small freshwater wetland, a marsh, towards the mouth of the creek.

Yes. Same as above.

Yes. In mature forest areas.

Yes.

Habitat Suitable for Urban Education and Passive Recrea-

Yes.

Yes.

Yes.

Habitat is Unique, Rare, or has Unusual Feature(s)

Yes. Smelt spawn along the shoreline here.

Yes. The plant community in this ravine is exclusively hard-

wood.

Plant and Animal Community is Diverse

Yes.

Yes.

Relatively free from disturbance outside of a few homes located in this area.

No. A road runs parallel to the creek but receives relatively light use; the remaining area is undeveloped.

Relatively undisturbed except where a road crosses the stream and where the stream flows past a gravel pit.

Site is Viable

Yes

Yes.

Yes, except in disturbed areas.

Site is Defensible

Yes. Steep slopes form a natural barrier to encroachment.

Yes. Steep sides of the ravine natural protection.

Yes. In some portions steep sided ravine walls provide sided ravine walls provide protection and in others only native vegetation.

Additional notes:

"This steep creek drainage is unusual in that the forest community is almost exclusively hardwood, with Pacific madrone on the steep slopes and red alder along the creek bottom. This condition is apparently due to gravelly, well-drained soils. The homogeneous community of young madrone with a dense undermadrone with a dense understory including salal, ocean-spray, evergreen, huckleberry, spray, evergreen, huckleberry, and bracken fern, presents an interesting opportunity to study this type of forest succession and the associated wildlife." (Betty Roderick, State Dept. of Game).

10 POINT HEYER SALT MARSH

Yes. In mature forests bordering intertidal wetlands and in the wetlands, which consist of a large salt marsh and tideflats.

Yes. Same as above. forest areas as well as ponds that occur along the stream.

Yes. Same as above.

Ves. Same as above.

Yes. The enclosed salt marsh

and beach provide excellent opportunities for both.

Yes. Enclosed salt marshes are

rare.

Yes. This area supports many Plant and Animal Community

Potential Habitat for Endan-

gered or Threatened Species

Potential Habitat for Dimin-

Potential Habitat for Game

Habitat Suitable for Urban

Education and Passive Recrea-

Habitat is Unique, Rare, or has

Site is Free From Disturbance

Unusual Feature(s)

is Diverse

Site is Viable

Site is Defensible

and Recreational Species

ishing Species

species of birds and small

No. Homes and roads border the site, a road and radio tower are on the site and the area receives recreational use.

Yes. In spite of disturbances areas of sufficient remoteness are present.

Yes. If the existing buffer of native forest is retained.

Additional Notes:

In the Quartermaster Master Harbor study conducted for King County Parks Division 1, the following was said about this area: "Point Heyer is the largest and one of the most attractive spits within central Puget Sound. Its enclosed salt marsh is the rarest form of wildlife habitat on Vashon-Maury Island and of extreme value for shorebird nesting and feeding. It is relatively sensi-tive to human disturbance and is thus sultable only for low-intensity recreation uses. The splt is dependent upon the continuing availability of sand from the bluffs and beaches to the north; this resource also needs protection from development of bulk-heading to insure Point Heyer's stability."

According to Betty Roderick of the State Department of Game: "Point Heyer contains a rare habitat type, one of a kind on Vashon-Maury Island. The salt marsh, lying behind a large sand spit, is dominated by Salicornia and saltgrass. The spit-formed sand dune is dominated by grasses such as Amophilia, Festuca and Poa.

Drift logs add a stabilizing influence to both the shore and marsh sides of the dune. Some herbs such as dune tansy, yarrow, and wild pea have colonized the dune along with a few shrubs such as Scotch broom. Cheatgrass has invaded the portion of the

sandspit disturbed by the

Yes. In riparian and mature

11a UPPER JUDD CREEK

Yes.

This stream system is Yes. one of few known to support anadromous fish on Vashon Island.

Yes. Pileated woodpeckers and deer were sited here.

No. Farming and roads have disturbed parts of this habitat.

Yes. Most of the stream and adjacent vegetation is intact.

Yes. If native vegetation is retained along the stream course.

11b LOWER JUDD CREEK

> Yes. In riparian areas adjacent to stream and the intertidal wetland at its mouth.

> Yes. In riparian and mature forest areas adjacent to stream, in the stream itself and the intertidal wetland at its mouth.

Yes. Same as above.

Potential Habitat for Game and Recreational Species

Yes.

Yes. One of few streams on the Island known to support anadromous fish. River otter are also reported to use the creek.

Yes.

Not entirely. Several residences are located at the mouth of the stream and agricultural development occurs at some points along the stream.

Moderately viable. Yes.

Yes. Moderately defensible. Some areas along the stream are still undeveloped and are protected by native forest and steep slopes.

Additional notes:

"This watershed supports an early succession forest of mixed hardwoods, predominantly alder and maple with a mixed hardwood-conifer community in the upper reaches. munity in the upper reaches.
This drainage is considerably
more developed than Jod or
Shinglemili (Nettle) Creeks
with more residences and
agricultural activities. However, it is the only known
creek on the island supporting
anadromous fish runs of chum
and coho salmon." (Betty anadromous fish runs of chum and coho salmon." (Betty Roderick, State Dept. of Game) According to Bob Pfeifer of the State Dept. of Game, Judd Creek receives annual legal sized trout plant, scattered throughout straam scattered throughout stream, and has excellent potential for sea-run cutthroat, coho and chum salmon.

road. The upland side of the marsh is ringed with willow and aider and the steep hillside above supports a mixed conifer-hardwood community of Douglas fir, Pacific, madrone, and bigleaf maple with salal, red and evergreen huckleberry, red elderberry, hazelnut and bracken fern in

the understory."

See Quartermaster Harbor, a Marine Park Study, A report by U of W College of Forest Resources for King County Division of Parks and Recreation, March 1976.

12 SHORE NORTH OF GREEN VALLEY CREEK

Yes. In mature forests adjacent to tidelands.

13 GREEN VALLEY CREEK

the stream.

Yes. In riparian areas bordering tideflats.

14 CHRISTIANSEN

COVE

Potential Habitat for Diminishing Species

Potential Habitat for Endan-

gered or Threatened Species

Yes. In mature forests and intertidal wetlands, which are eelgrass beds.

Yes. In riparian areas bordering the stream, in the stream itself and the mature forests of the valley and ravine.

Yes. In riparian areas border-

ing the stream and the intertidal wetland at the mouth of

Yes. In intertidal wetlands which consist of off-shore eeigrass beds.

Potential Habitat for Game and Recreational Species

Yes. Same as above.

Yes. Same as above.

Yes. Same as above.

Habitat Suitable for Urban Education and Passive Recreation

Moderately suitable. Access to the site is good.

Yes.

Yes.

Habitat is Unique, Rare, or has Unusual Feature(s)

Yes. This area is believed to be a feeding site for bald eagles and osprey. Smelt spawning occurs along the shoreline.

Yes. Undeveloped coves such as this are rare on Vashon Island.

Plant and Animal Community is Diverse

Yes.

Yes.

Yes. This area supports many species of birds.

Site is Free From Disturbance

Relatively undisturbed except for a few homes and access roads in the area. Yes. The area is undeveloped.

Yes. Relatively free from disturbance. A few homes and an access road are present.

Yes. Surrounding forests and

hillsides protect this area.

Site is Viable

Yes.

Yes. High viability.

Yes. High viability.

Site is Defensible

Yes. This area is dominated by steep slopes which create a natural barrier to encroachment. Yes. Native forests and steep hilisides create natural protection.

Additional Notes:

Additional Notes:

"This site was checked only on aerial photos. The plant community composition is generally the same as Jod and Shinglemill (Nettle) Creek but the cove is smaller and the gradient at the mouth more steep, so there is little estuarine development. The watershed is currently undeveloped." (Betty Roderick, State Dept. of Game)

According to Betty Roderick of the State Department of Game, "This cove is nearly identical to Fern Cove and provides similar habitat. In early spring as many as 50 black brant were observed feeding in the cove. Many types of sea ducks, guils, shorebirds, grebes, loons, great blue herons, kingfishers, osprey and crows feed in this rich estuarine habitat."

15 CHRISTIANSEN CREEK RAVINE

16a UPPER FISHER CREEK

16b LOWER FISHER CREEK

Potential Habitat for Endangered or Threatened Species

Yes. In mature forests of the ravine.

Yes. In the mature forests and riparian areas along the stream and ravine and in riparian areas adjacent to mudflats at the mouth of the stream.

Potential Habitat for Diminishing Species

Yes. In mature forests of the ravine and riparian areas bordering the stream.

Yes. In riparian area and mature forest areas along the creek.

Yes. Same as above.

Potential Habitat for Game and Recreational Species

Yes. Same as above.

Yes. Same as above.

Yes. Same as above.

Habitat Suitable for Urban Education and Passive Recreation

Cavity nesting bird species are found in this area and are sensitive to disturbance. Otherwise, yes.

Yes.

Habitat is Unique, Rare, or has Unusual Feature(s)

tat is Unique, Rare, or has

Yes. The northeast fork of lower Fisher Creek is quite undisturbed and contains an area of mature conifer forest very rare on Vashon Island.

Plant and Animal Community is Diverse

Yes.

Yes.

Yes.

Yes.

Site is Free From Disturbance

Yes. Relatively free from disturbance.

No. Part of the stream is channelized and several homes and farms occur nearby.

Not entirely. The main portion of the stream is disturbed by nearby homes and farms. The northeast fork is undisturbed.

Site is Viable

Yes. High quality.

Yes.

Yes.

Site is Defensible

Yes. Moderately steep hillsides form natural protection. Yes. If native vegetation is retained along the stream.

Yes. In some portions steep sided ravines provide natural protection and in others only the native vegetation.

Additional Notes:

"The mixed conifer-hardwood community along Jod Creek is similar to Shinglemill Creek except that the drainage is less steep. Also it is less disturbed with a road running along only a small portion of the creek to one home at the mouth. The drainage has some mature and decaying conifers that serve as nest sites for pileated woodpeckers and other holenesting animals." (Betty Roderick, State Department of Game)

"Area residents have reported cutthroat utilization." (Bob Pfeifer, State Department of Game)

17 BURTON ACRES COUNTY PARK

18 LUANA BEACH AREA

19 MILETA CREEK

Potential Habitat for Endangered or Threatened Species

Yes. In mature forests and riparian areas adjacent to tidelands and streams. Yes. In riparian areas and mature forest areas adjacent to the stream tideflats.

Potential Habitat for Diminishing Species

Yes. In mature forest and old growth areas.

Yes. Same as above

Yes. Same as above. Also eelgrass beds are important to these species.

Potential Habitat for Game and Recreational Species

Yes. Same as above.

Yes. Same as above.

Yes. Same as above.

Habitat Suitable for Urban Education and Passive Recreation

Yes,

Yes. Existing trails offer recreational uses.

Ves.

Habitat is Unique, Rare, or has Unusual Feature(s)

Yes. Old growth forest areas found here are rare in western King County. Some trees are 4 feet in diameter.

Yes. Great Blue Heron rookery reported in this area.

Yes. This is one of few sizeable ravines on Maury Island.

Plant and Animal Community is Diverse

Yes. There are several forest types present, old growth, mature forest and mixed forest. Yes.

Vec

Site is Free From Disturbance

Yes. The site is a park and basically undeveloped.

Yes. Relatively free from disturbance. Some homes are located near the mouth of the western most stream shown.

Some logging and homes have disturbed the habitat, otherwise undisturbed.

Site is Viable

Yes.

Yes.

Yes.

Site is Defensible

Yes. This is a County-owned park developed for passive uses only.

Yes. Steep slopes provide natural protection.

Yes. Gentle slopes provide some topographic defense, otherwise existing native vegetation is the only protection.

Additional Notes:

"This parcel may contain the last example of mature conifer forest remaining on Vashon-Maury Island. Within the predominantly coniferous area remain several huge Douglas fir about 4 feet in diameter and some giant stumps from the springboard logging era. The closed forest canopy allows only a sparse understory with sword fern, Oregon grape and red huckleberry. This mature forest type sup-This mature forest type sup-ports wildlife species that require dead and decaying trees for nest cavities and feeding such as woodpeckers, squirrels, chipmunks and owls. There are few other forest cover types as well. The largest type is a mixed conffer-hardwood with Douglas fir up to 2 feet in diameter, hemlock, cedar, yew, alder and huge bigleaf maples. This area has many nurse logs supporting young hem.ock and cedar trees. The under-story is moderately stocked with hazelnut, red hucklewith hazelnut, red huckle-berry, red elderberry, other shrubs, swordfern, bracken fern and other herbs. Two other small areas are a deci-duous grove and a young conifer grove of fir and hemlock with little if any understory. This natural area with its numerous successional forest stages and special wildforest stages and special wild-life habitat would be an excellent nature interpretation and study site for local residents and biology classes."
(Betty Roderick, State Dept. of Game)

20 SHORE NORTH OF DOCKTON

Potential Habitat for Endangered or Threatened Species

Potential Habitat for Dimin-

ishing Species

Yes. In mature forest areas associated with tidelands and

riparian areas associated with

streams. Yes. Same as above. lake found here.

21 LOST LAKE AREA

(LAKE ALDORA)

Yes. In mature forests, riparian areas and the marshy

Ves. Same as above.

mature forests of the ravine

In riparian areas and

CREEK RAVINE

Yes. Same as above. In addition the stream itself provides habitat for these species.

Yes.

Yes.

22 TAHLEQUAH

Yes. Same as above. Yes. Same as above.

only.

Potential Habitat for Game and Recreational Species

Yes. Same as above.

Habitat Suitable for Urban Education and Passive Recrea-

tion

Habitat is Unique, Rare, or has

Unusual Feature(s)

Ves Great Blue Heron rookery is located in this area.

Yes. This area is unusually ed. Baid Eagle have secluded. been seen using the area.

Yes. This area is suitable for

recreation

Yes. The stream has potential for supporting Coho and cutthroat if existing barriers at its mouth are removed.

Plant and Animal Community is Diverse

Site is Free From Disturbance

Moderately diverse.

Yes.

passive

Relatively undisturbed except

for a few residences and access roads.

Yes. The area is undeveloped and intact.

No. Roads cross the stream in its lower portions and homes are located at its mouth. The upper portions remain fairly undeveloped.

Site is Viable

Yes,

Yes. Higher viability.

The upper portions of the ravine are viable.

Site is Defensible

Only if existing vegetation is not removed. Some steep slopes provide protection. Yes. This area includes very steep slopes presenting a natural barrier to encroachment. The upper portions of the ravine are protected by steep slopes.

Additional Notes:

This area includes a freshwater marsh, extensive surrounding forests and undeveloped saltwater shorelines. According to Betty Roderick of the State Department of Game, "Lost Lake (Lake Aldora) is the most remote natural area on Vashon. It is nestled between two ridges above the beach on the southwest side of the island. The steep slopes surrounding the marsh are forested in predominantly Pacific madrone and red alder with some Douglas fir and western hemiock. Huge stumps cut by the springboard method have fire scars indicating logging and a burn within the past 50 years based on the size of the regenerated trees. Alder and willow ring the marsh and many downed logs contribute to the succession. Cattalls, spirea and Labrador tea dominate the marsh; there is little open water even during the wettest part of the year. The presence of an immature bald eagle at the site indicate the seclusion and undisturbed nature of this

23 LISABUELA ROAD WETLAND

24 STANLEY NATURAL AREA

Potential Habitat for Endangered or Threatened Species

Yes. In the wetland, a freshwater swamp, and adjacent riparian areas.

Potential Habitat for Diminishing Species

Yes. Same as above. Also in mature forest areas.

Yes. In the mature forests.

Potential Habitat for Game and Recreational Species

Yes. Same as above.

Yes. In the mature forests.

Habitat Suitable for Urban Education and Passive Recreation

Yes.

Yes.

Habitat is Unique, Rare, or has Unusual Feature(s)

Yes. This is a relatively large wetland area (about 10 acres).

Plant and Animal Community is Diverse

Yes.

Yes.

Site is Free From Disturbance

Relatively free from disturbance. Airplane traffic disturbs the area somewhat.

Yes, except for one road through the site and roads adjacent to the site.

Site is Viable

Yes.

Yes.

Site is Defensible

Yes. If native vegetation is retained around the wetland.

Yes. It is currently a public open space area planned for passive uses only.

APPENDIX J

LIST OF SOURCES TO BE CONSULTED IN PREPARING A GROUNDWATER STUDY

These sources are listed in connection with Policy V-61.

Agencies

King County Building and land Development Division
 Utility Coordination
 King County Administration Building
 Seattle, WA 98104

Has on file copies of the comprehensive plans for sewer and water companies. Maps and descriptions of existing facilities and proposed expansion of systems are included.

 Seattle-King County Health Department Southwest District Office 10821 8th SW Seattle, WA 98146

Has on file inspection records for Class 3 and 4 water systems with some information on Class 2 systems. Also has inspection records for on-site wastewater disposal systems (including septic systems).

Department of Social and Health Services
 Division of Health
 Water Supply and Waste Section
 1312 Smith Tower
 Seattle, WA 98104

Has on file chemical analysis records for Class 1 and Class 2 water systems.

4. Department of Ecology
Water Resources Management Section
Redmond, WA

Has on file well reports submitted by drillers. These reports give general geological and hydrologic information as well as well production, drawdown and water quality records.

Private Consultants

Look under the following headings in the yellow pages of a telephone directory.

- 1. Engineers Environmental and Geotechnical
- 2. Geologist
- 3. Hydrologists

Publications

1. Fulmer, Charles. Natural Constraint Relationships to the Vashon Land Use Concepts, King County Planning Division, 1979.

- 2. Garling, M.E. and Molenaar, O., et. al. Water Resources and Geology of the Kitsap Penninsula and Certain Islands, Washington Division of Water Resources, Water Supply Bulletin #18, 1965.
- 3. Gilliom, Robert J., three article series on Vashon's water supplies in The Vashon-Maury Island Beachcomber, December 27, 1979, January 3, and January 10, 1980.
- 4. Carr and Associates, <u>Vashon/Maury Island Water Resources Study</u>, King County Planning Division, 1983.

GLOSSARY

Aquifer - A water bearing layer of permeable rock, sand, or gravel.

<u>Bicycle Facilities</u> - Facilities that are designated for and provide a means of bicycle travel. King County requires three classes of bicycle facilities:

Class I - A completely separated right-of-way (bike path) designated for exclusive use of bicycles.

Class II - A restricted right-of-way (bike lane) designated for the exclusive or semi-exclusive use of bicycles.

Class III - A shared right-of-way (bicycle route) with moving motor vehicles or pedestrians designated as such by signs placed on vertical posts or stenciled on the pavement.

Boundary Adjustment - A procedure to accommodate revisions to the sewer local service area boundary line which may occur in conjunction with a development proposal (including short subdivisions) in unincorporated King County. Boundary adjustments are reviewed by the Zoning and Subdivision Hearing Examiner and may be approved by the County Council subject to criteria in the Sewerage General Plan. These are reprinted under the Wastewater Disposal section of the Plan.

<u>Carpool</u> - Various studies have defined a carpool as a vehicle carrying two, three, or even four persons. For the Vashon Community Plan, we define a carpool as carrying at least three persons.

Class 1 Water System - A community water system having 100 services or more.

Class 2 Water System - A community water system having 10 through 99 services.

Class 3 Water System - A non-community water system serving 25 or more people at least 60 days out of the year.

<u>Class 4 Water System</u> - A community water system having fewer than 10 services or a non-community water system serving fewer than 25 people or any other public water system which is not a Class 1, 2, or 3 system.

Class III Landslide Hazard Area - Those areas of King County subject to a severe risk of landslide, due to the combination of: impermeable subsurface material (typically silt and clay) sometimes interbedded with permeable subsurface material (predominantly wet sand and gravel) between the top and base (foot) elevations; and c) characterized by springs or seeping ground water during the wet season (November to February). These areas include both active and currently inactive slides.

Class III Seismic Hazard Areas - Those areas of king County subject to severe risk of earthquake damage due to soils of low density, due to poorly drained or impervious alluvium, due to highly saturated organic material, or due to slopes greater than fifteen (15) percent, excluding those Alderwood gravelly sandy loam (AgD) soils located on slopes less than 25% overlying thick sequences of Vashon till.

Cluster Development - A development pattern in which specified uses are grouped or "clustered", rather than evenly spread throughout a parcel as in conventional lot-by-lot development. Clustering allows the retention of open space land such as sensitive areas that may be unbuildable. Clustered development may save money by requiring fewer streets and shorter utility lines.

Community Water System - A public water system which serves a permanent or seasonal population, such as a residential or recreational subdivision, mobile home park, apartment or condominium complex. (WAC 248-54-560)

Conditional Rezone - A rezone (zone reclassification) which does not become effective until certain conditions are satisfied. These are special conditions that are not specifically spelled out in the text of the zoning ordinance. In a conditional rezone the developer agrees to meet and fulfill specific conditions, usually within a designated time period.

Conditional Use - A use listed among those classified in any given zone but permitted to locate only after review by the zoning adjustor and the granting of a conditional use permit imposing such design and performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and assure against imposing excessive demands upon public utilities. (Ord. 1161, Section 5, 1972)

Cottage Industry - Any activity undertaken for gain or profit and carried on in a dwelling or building accessory to a dwelling by a member or members of the family residing in the dwelling and employing a maximum of three people in addition to members of a family.

Development Limitation Areas - Those areas identified in the Vashon Community Plan which have natural features that are fragile or hazardous to development. In the Plan, the following are considered collectively as Development Limitation Areas: erosion hazard areas, Class III landslide hazard areas, Class III earthquake hazard areas, wetlands, fish-bearing waters, flood hazard areas, ground water recharge areas, and wildlife habitat areas. Also see specific definitions in this glossary.

<u>Erosion Hazard Areas</u> - Those areas of King County containing soils which, according to the USDA Soil Conservation Service, King County Soil Survey dated 1973, may experience severe to very severe erosion hazard.

<u>Fish-bearing Waters</u> - Lakes, rivers and streams in King County which are used in the life cycles of anadromous fish, including salmon, steelhead, trout and Dolly Varden, based on data compiled by the Washington State Department of Fisheries and other agencies with appropriate expertise.

Flood Hazard Areas - The area within the flood plain and any adjacent land which has been encompassed by the boundary delineation on the zoning map. Copies of the maps shall be maintained for inspection by the public in the Building and Land Development Division. The use of a "flood hazard area" recognizes that a flood plain boundary cannot in all cases be precisely or permanently defined. (Excerpted from K.C.C. 21.04.312).

<u>General Aviation</u> - All aviation activity which is neither military nor conducted on scheduled service by certified airlines.

Ground Water Recharge Areas - Surface portions of the land that have high soil permeability and permit the percolation of rainwater into subsurface saturated zones (aquifers).

Growth Reserve Zones - Zone classifications which provide for a low residential density to prevent premature urban development in areas without adequate roads, schools, utilities, and other public facilities and services while allowing reasonable uses of property. Growth reserve zoning permits limited residential growth contiguous to existing supporting public facilities. Growth reserve zoning also attempts to prevent the establishment of uses and subdivision patterns which may foreclose significant future alternatives and prevent efficient later development at urban or suburban densities.

Headway - The time between successive vehicles crossing a point on a roadway.

Highway and Street Classification

Major Arterial - A highway connecting larger community centers and facilities.

Secondary Arterial - A street or highway connecting community centers and providing access to abutting properties where desired.

Collector Arterial - A street or highway connecting two or more neighborhoods as well as providing residential travel corridors.

Local Access Street - A street which should provide access to abutting properties only.

<u>Home Occupation</u> - Any activity undertaken for gain or profit and carried on in a dwelling or building accessory to a dwelling by a member or members of the family residing in the dwelling.

 $\frac{|nfill|}{|nfill|}$ - The concept of infilling means to encourage land in developed centers where services and utilities are available to develop first, before outlying areas. This is considered to be a more efficient development pattern than sprawl since it uses existing utilities and services before extending them to new areas.

<u>Mixed-Use Zoning</u> - Zoning which permits a combination of usually separated uses within a single development - either on the same site or in the same building. For example, mixed business and residential zoning is proposed in and around business areas on Vashon.

On-Site Sewage Disposal System - Any system of piping, treatment devices, or other facilities that convey, store, treat, or dispose of sewage on the property where it originates or on adjacent or nearby property under the control of the user where the system is not connected to a public sewer system. (WAC 248-96-020)

P-Suffix - Site plan approval symbol. The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zone reclassification shall be reflected and/or

included in the site plan submittal. Whenever the letter "P" follows the indicated zone classification on the zoning map, development may proceed only after obtaining site plan approval.

<u>Paratransit</u> - Passenger transportation which is available to the public, distinct from conventional transit, and can operate over the highway and street system.

Park-and-Ride/Park-and-Pool Lot - An intermediate destination with facilities for parking cars to which people may arrive independently but for which they share rides (via carpool, vanpool, public transit, etc.) to a primary destination.

<u>Planned Unit Development (PUD):</u> - A development resulting from a process which is designed to permit development flexibility that will encourage a more creative approach then lot-by-lot development in design, placement of buildings, use of open spaces, circulation facilities and to best utilize the potentials of site characterized by special features of geography, topography, size or shape.

<u>Potential Zone</u> - An area considered to be potentially suitable for uses permitted in the zone classification enclosed within a circle (dashed line). A potential zone recognizes the suitability of a location for a future type of uses and the impracticability of precisely zoning the property until properly designed and planned.

<u>Public Sewer System</u> - A sewerage system which is owned or operated by a city, town, municipal corporation, county, political subdivision of the state, or other approved ownership consisting of a collection system and necessary trunks, pumping facilities and a means of final treatment and disposal and under permit from the Department of Ecology. (WAC 248-96-020)

<u>Public Water System</u> - Any system or water supply intended or used for human consumption or other domestic uses where water is furnished to any community, collection or number of individuals. Excludes a water system serving one single family residence. (WAC 248-54-560)

<u>Purveyor</u> - One who supplies or disseminates as a matter of business. This plan refers primarily to sewer and water districts which acquire, construct and operate facilities within their respective service area.

Right-of-Way - The strip of land over which a public road is built, or under which a utility or pipe is laid.

Sensitive Areas - Those areas of King County which are subject to natural hazards and those lands which support unique, fragile, or valuable natural features. Sensitive areas include erosion hazard areas, coal mine hazard areas, Class III landslide hazard areas, Class III seismic hazard areas, wetlands, fishbearing waters, and flood hazard areas. Also see definitions for specific sensitive areas in this glossary.

<u>Septic Tank</u> - A watertight receptacle which receives the discharge of sewage from a building sewer, and is designed and constructed so as to permit separation of settleable and floating solids from the liquid, detention, and digestion of the organic matter, prior to the discharge of the liquid portion. (WAC 248-96-020)

Sewer Local Service Area (LSA) - This represents the maximum area which could potentially be sewered consistent with local land use plans and policies. Service areas are the

principal mechanism in the Sewerage General Plan for coordinating sewer extensions with adopted land use plans of cities and the County. Sewer service to any properties outside the designated local service areas, other than individual side sewer connections, is not permitted without an amendment to the Sewerage General Plan. (Chapter 3, King County Sewerage General Plan)

Shoreline Management - The Shoreline Management Act of 1971 charged local governments with the responsibility of: developing and administering a permit system for "substantial developments" on shorelines or wetlands of designated water bodies; compiling a comprehensive inventory of land use, land ownership and natural characteristics along designated shorelines and wetlands; preparing a master program for the regulation and management of uses on the shorelines. The King County Shoreline Master Program was adopted by the King County Council in September 1976 and amended by Ordinances 3688, 3689, and 3692 in May, 1978.

Short Subdivision (Short Plat) - The division of land into four or less lots, tracts, parcels, sites or divisions.

<u>Subdivision Control</u> - The subdivision regulation is an official control pertaining to the subdivision of land and establishing standards for lot arrangements, street width and design, provision of public utilities, correlation with adjacent existing or possible future subdivision, and correlation with other elements of the comprehensive plan where pertinent.

King County exercises control over the platting, subdivision and dedication of land under the authority of State law. The County has established certain standards and requirements for subdivision and has established a definite procedure for filing and processing of such subdivision.

<u>Trails</u> - Natural informal paths usually used by hikers and/or horseback riders, and usually located away from roads.

<u>Utilities</u> - Lines and facilities related to the distribution, collection, and disposal of water, storm and sanitary sewage, garbage, and refuse.

<u>Vanpool</u> - Agencies define vanpools as carrying differing numbers of people. A vanpool is defined here as carrying at least eight persons.

<u>Variance</u> - An adjustment in the application of the regulations of a zoning ordinance to a particular piece of property, in a situation where the property, because of special conditions found to exist on the land is deprived, as a result of the imposition of the zoning regulations, of privileges commonly enjoyed by other properties in the same vicinity and zone. (Ordinance 1161, Section 10, 1972)

<u>Wetlands</u> - Those areas of King County that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (Army Corps of Engineers Regulation CFR 323.2(s))

Wildlife Habitats - Areas that contain the necessary features to provide the basic needs of wildlife such as food, cover and water. Important factors include: a) Diversity of the

site including the number and variety of plant communities, special species and physical features such as streams or wetlands represented; b) Naturalness, or the relative freedom from disturbance by man; c) Viability, an indicator of the area's ability to perpetuate natural systems; and d) Defensibility, an indicator of vulnerability to alteration or destruction by man. This definition was used in identifying wildlife habitats on Vashon Island. (See Vashon Community Profile, pp. 22-27)

Zone Reclassification (Rezone) - An amendment to or a change in the zoning ordinance. Rezones normally include a change in the zoning map, i.e., the zoning designation for a particular parcel or series of parcels. An area-wide rezoning takes place at the time a community plan is adopted by the King County Council. This plan area zoning implements the land use policies and recommendations in the community plan.

Zoning - An official land use control established to serve the public health, safety and general welfare and to permit economic, social, and aesthetic advantages resulting from an orderly planned use of land resources. It represents one means of carrying out the general purposes set forth and defined in the Comprehensive Plan of King County.